

## Welcome



Aerial view of our site at Ellistones Gate, Greetland

We are pleased to invite you to have your say on our proposals for approximately 230 high-quality sustainable homes at Ellistones Gate, Greetland. The proposed development, located to the south of Saddleworth Road, has been allocated for housing in Calderdale Council's adopted Local Plan and will help meet the authority's housing targets.

Our vision is to create a place that works with the natural landscape and improves the wellbeing of local people.

An outline planning application will be submitted to Calderdale Council in the coming weeks, which will seek to establish our overarching vision for the site. Should this be approved, a subsequent planning application will then be required to determine the final design and layout of the scheme.

[ellistonesgateconsultation.co.uk](http://ellistonesgateconsultation.co.uk)

## Our Proposals



Our proposed illustrative masterplan for Ellistones Gate

### Homes

Our proposals for Ellistones Gate will deliver around 230 high-quality sustainable homes. This is one of many sites that have been allocated for housing in Calderdale Council's Local Plan due to their location and sustainability credentials.

The proposals will help to meet Calderdale's housing targets: approximately 700-1,000 homes need to be built per year to support planned future economic growth within the District.

Our proposals include a range of size and types of energy-efficient homes to suit local need. Our proposed development will deliver affordable housing in line with Calderdale Council's policy requirements.

It is expected that a mix of specialist housebuilders will be brought on board at a later stage to develop the scheme.

Our approach to working with the local community is embedded at the start of the planning process, and will be continued by the appointed housebuilders.

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## Our Proposals



Proposed parameters plan for Ellistones Gate

### Sustainable Communities

Ellistones Gate is in within a highly-sustainable location for residential growth, as identified in the adopted Local Plan. Local amenities are within easy reach of the site, which include schools, shops, a community/sports centre and a library.

As part of our proposals, we are looking to improve bus connectivity on Saddleworth Road and maximise safe pedestrian and cycling opportunities within and to/from the site itself.

### Woodland and Landscaping

Existing woodland along the boundaries will be retained and supplemented where possible. Areas of public open space, biodiversity improvements and boundary features, such as shrubs and trees, will also be included within the scheme. Existing trees and hedges will be retained wherever possible.

Detailed landscaping plans will be provided as part of a future planning application when the exact design and layout are finalised.

### Flood Risk and Drainage

Our approach to new sites has always included a commitment to working with the natural landscape, and Ellistones Gate is no exception.

A drainage strategy will accompany our outline planning application, demonstrating that foul and surface water can be dealt with appropriately.

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## About Keyland

At Keyland, we help breathe new life into sites, creating a positive vision built around sustainable communities. We help kick-start the process of creating exceptional developments that benefit people, the economy and the planet, grounded from our unique Six Capitals approach.

Our Six Capitals approach to sustainable development is designed to help us become more sustainable and resilient by better understanding – and therefore better managing – the economic, environmental, and social impacts of our actions. This concept places an emphasis on living within natural limits but also increasing social, human, intellectual, manufactured and financial value, allowing us to protect and grow the value we create for Yorkshire and wider society.

### Our Six Capitals are:



#### Manufactured

The human-made materials goods or assets used on site.



#### Financial

The common way in which the value is measured.



#### Social

The networks, relationships and systems that support us.



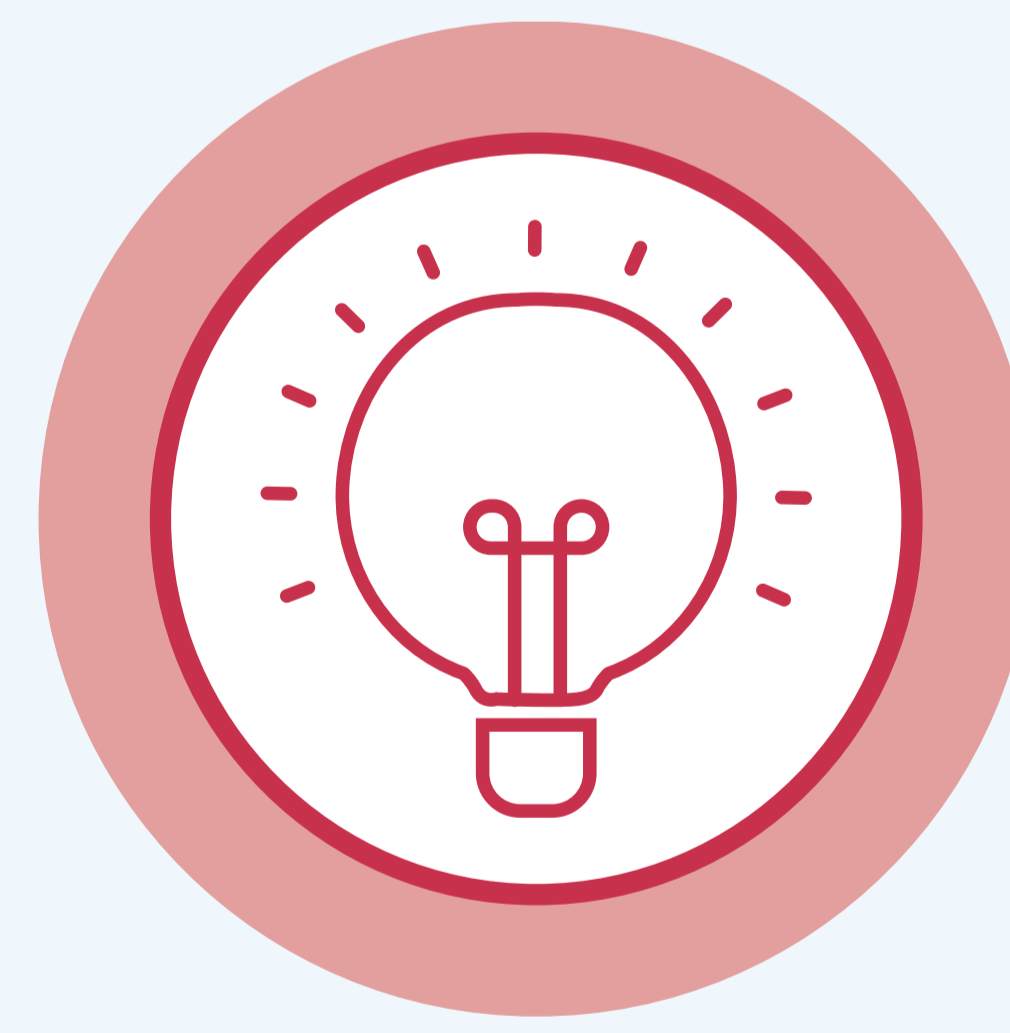
#### Natural

The natural environment and resources that people use.



#### Human

People's wellbeing and the value they bring through experience, productivity and competencies.



#### Intellectual

The knowledge and information used, generated and shared.

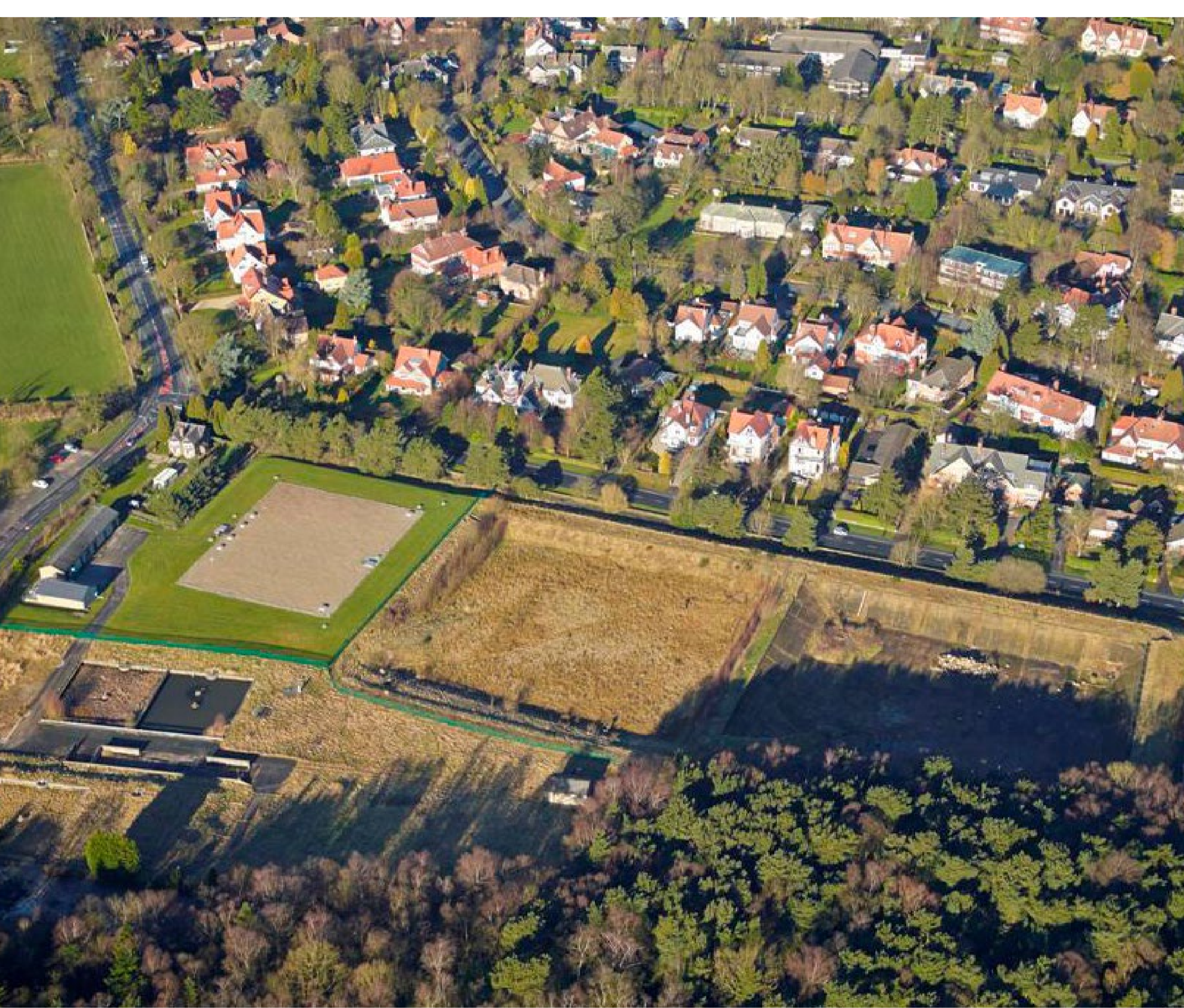
## Previous Projects



### Esholt, Bradford

Keyland's development at Esholt will provide 150 new homes and has been recognised nationally as an exemplar for sustainable masterplanning by the Royal Institute of British Architects.

Esholt will adopt an innovative blend of materials, technologies, landscape features and building forms, resulting in one of the most sustainable residential developments in the UK.



### Cornwall Road, Harrogate

A 10-acre residential development site adjacent to the Duchy Estate Conservation Area, Harrogate. Keyland promoted the site through the local plan process and successfully gained planning permission for 50 homes. Linden Homes has since purchased the site.



### Owlcotes, Pudsey

Keyland designed and obtained planning consent on a scheme in Pudsey for 54 new, mixed-tenure homes and associated infrastructure. The site was subsequently sold to Leeds Federated Housing Association.

## Thank You and Next Steps

Thank you for attending today. Your views will help shape the proposals for Ellistones Gate. Please complete a feedback form here today or you can provide feedback online at [ellistonesgateconsultation.co.uk](http://ellistonesgateconsultation.co.uk)

You can also submit your feedback through our dedicated postal address:

**FREEPOST RUCJ-HCBA-JGGX**  
**Ellistones Gate Consultation**  
**Social**  
**2.23 Platform**  
**New Station Street**  
**Leeds LS1 4JB**

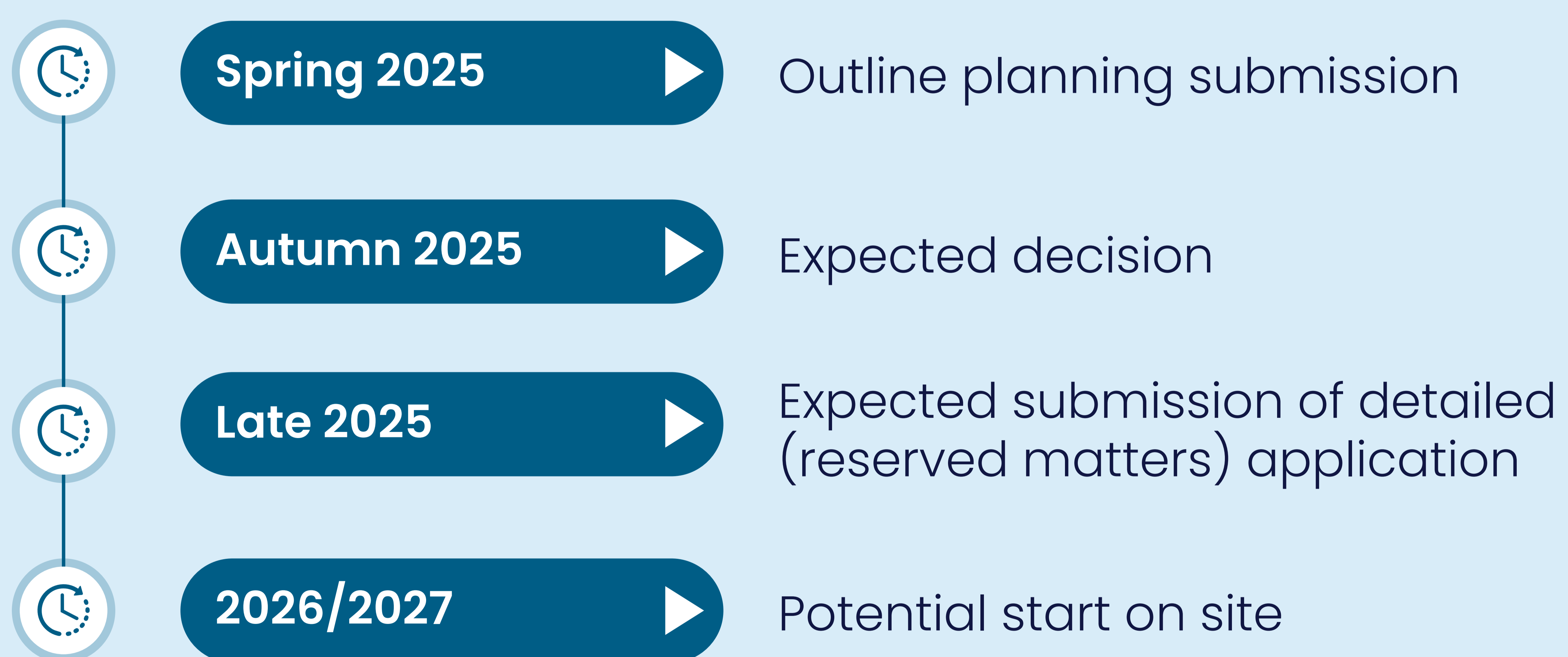
Please ensure your comments reach us by **Friday 21 February**, which is when the consultation will close.

If you have any questions about the proposals, please email [ellistonesgateconsultation@social.co.uk](mailto:ellistonesgateconsultation@social.co.uk)



Ellistones Gate opportunities and constraints plan

## Timeline



[ellistonesgateconsultation.co.uk](http://ellistonesgateconsultation.co.uk)