

## Public Exhibition Report

### Introduction

This document details how local residents have been engaged with through a public exhibition as part of the wider consultation for the residential led mixed use redevelopment of the Dobroyd Mills site. As an agency specialising in community consultation and engagement, PilgrimPR was brought on board to manage and oversee the public consultation.

### Informing local residents, stakeholders and the public

On 21st July residents nearby were informed of the plans and invited to the consultation via letter. Around 450 letters were delivered to residents in Hepworth and Jackson Bridge inviting recipients to the public exhibition on Thursday 28th July from 2:00pm - 7:00pm at Hepworth Village Hall. The following map illustrates the distribution area:



Stakeholders, including the local Ward Councillors and Parish Councillors were also invited to attend.

All correspondence provided contact details for PilgrimPR, including an email address and phone number. A number of local residents contacted PilgrimPR to ask questions prior to and following the public exhibition.

### **Public exhibition**

The public exhibition was held at Hepworth Village Hall. This was chosen as it is close to the site, easily accessible and well known to both residents of Hepworth and Jackson Bridge.

The development proposals were displayed on 5 A1 boards. Attendees were provided with a feedback form, which they could fill in and provide comments on the proposals.

Members of the development team were on hand to answer any questions and discuss the proposals.

In total over 160 residents attended the public exhibition. Of those that attended 60 feedback forms were returned on the day, with some taken away to be posted back to PilgrimPR.

Members of the project team were pleased to be able to discuss the proposals with local residents when they attended the public exhibition. During discussion on the day, issues highlighted included:

- Seeing something done with the site
- Impact on the road network
- Capacity of schools and medical facilities
- The need to redevelop this brownfield site
- Bringing a better housing mix to the area - first / second time buyer opportunities

A number of residents asked if they could be emailed copies of the exhibition boards so that they could be shared with relatives and friends who could not attend the event. These requests were followed up the day after the event.

## Typical comments received

The comment forms that were returned during the public exhibition included the following comments.

Typical positive comments:

“Good idea to develop brownfield as opposed to building on greenbelt sites.”

“I hope this development includes some low cost housing to bring more young people into the area.”

“In principle the proposals seem good. It should be essential to keep the existing mill building as part of the development.”

“I hope it gets through planning. It will improve Hepworth / Jackson Bridge.”

“It’s good to see more homes being proposed for the area, I hope a good mix is build so that there’s something for every one.”

Typical concerned comments:

“I hope thought has been paid to how the roads / highways are going to be managed.”

“School is very small and 75 new properties will put a strain on the school”

“I am concerned that the housing being built will be 4/5 bed luxury houses, what is needed is something for first time buyers - something affordable and some housing suitable for elderly residents wanting to downsize.”

“It is hard to ascertain whether this development is a fixed capacity or will it in subsequent further development? e.g. get permission for 75 but build 120.”

## Invitation letter sent to residents



PilgrimPR Ltd  
20 Hendon Garth  
York  
YO30 5ZB

21st July 2016

### **Proposed redevelopment of Dobroyd Mills**

Dear resident,

We are working on behalf of Z. Hinchliffe and Sons, managing the communications and community engagement for a proposed redevelopment of Dobroyd Mills. The proposal is for a residential led mixed-use development of the site.

We feel that it is important to engage with the local residents and the community at an early opportunity. With this in mind we will be holding a Public Exhibition to explain the plans and to get feedback.

As well as seeing what is being proposed, you will also be able to speak to members of the development team and get answers to any queries you may have.

**The Public Exhibition will be held on Thursday 28th July at: Hepworth Village Hall, Town Gate, Hepworth, Holmfirth HD9 1TE, from 2:00pm - 7:00pm**

In the meantime if you have any questions please email me on [ben@pilgrimpr.co.uk](mailto:ben@pilgrimpr.co.uk) or phone me on 0778 995 1781.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Ben Pilgrim'.

Ben Pilgrim

T 07789 951781 E [ben@pilgrimpr.co.uk](mailto:ben@pilgrimpr.co.uk) W [www.pilgrimpr.co.uk](http://www.pilgrimpr.co.uk)



## Exhibition boards

### Welcome

#### Proposals for Residential and Mixed Use Outline Planning Application for the Redevelopment of Dobroyd Mills, Hepworth / Jackson Bridge



North along Hepworth Road



West along Butt Lane



Existing Mill to be Retained



Existing mill

Welcome to this exhibition that details initial proposals for the redevelopment of the mainly vacant Dobroyd Mills in Hepworth with new homes and landscaping.

Consulting with the local community at an early stage of the proposals is an important part of involving you in the decision making process. Therefore we invite you to consider the information presented today and let us know your thoughts as your views are important in the further consideration of the scheme proposals.

Members of the project team are on hand to answer your questions.

Feedback forms are also available and we would be grateful if you could take the time to complete one on your way out, as this allows us to better understand local opinion in formulating further detailed proposals for the site.



Aerial View



Listed Building - Holy Trinity Church



View of mill building from car park



Public Right of Way through site

## Site Analysis

Proposals for Residential and Mixed Use Outline Planning Application  
for the Redevelopment of  
Dobroyd Mills, Hepworth / Jackson Bridge



 LANDSCAPING	 EXISTING SITE ENTRANCE	 SURROUNDING RESIDENTIAL PROPERTIES	 MILL POND
 RED LINE BOUNDARY	 EXISTING MILL BUILDING TO BE DEMOLISHED	 COMMUNITY BUILDINGS	 SOFT LANDSCAPING
 EXISTING FOOTPATHS TO BE RETAINED	 EXISTING HIGHWAYS	 COMMERCIAL PROPERTIES	 EXISTING MILL BUILDING TO BE RETAINED



Existing Mill Building to be Retained



Dry stone wall feature on site



Existing Woodland Buffer



Mill Race

## Highways, Drainage & Landscaping

### Proposals for Residential and Mixed Use Outline Planning Application for the Redevelopment of Dobroyd Mills, Hepworth / Jackson Bridge



#### HIGHWAYS

- The Highways Consultant has been working closely with Kirkless Council Highways department to ensure a coordinated approach
- Traffic surveys have informed the points of access and mitigation strategies to deliver an efficient development
- A detailed Transport Assessment identifies the work necessary to access the site and mitigate the impact of residential traffic associated with the development.
- The existing access from Hepworth Road is to be remodelled.
- The existing access from Bull Lane is also to be used.
- A separate Highways Assessment Report will accompany this application with further details.



Existing site entrance from Hepworth Road

#### DRAINAGE

- A Flood Risk Assessment has concluded that flooding from land, groundwater, reservoirs and sewers is low risk due to the elevated floor levels.
- A small area of the site at the Hepworth Road entrance is in flood zone 2, no built development is proposed for this area.
- Surface water will be attenuated and discharged to existing watercourses. Foul drainage will connect to existing adopted sewers
- A separate Drainage and Flood Risk Assessment Report will accompany this application with further details.



#### MILL POND

- An assessment of pond has been made and concluded that the development proposals will not affect the pond or its immediate surroundings.
- Environmental and biodiversity benefits will remain as existing, pond will be cleared, collapsed walls will be rebuilt, and the pond's long term maintenance will form part of the site wide landscape management strategy.

Woodland Pathway adjacent to Site



#### LANDSCAPING/ TREES

- The existing woodland to the west of the site is to be retained and will be managed through a formal woodland maintenance plan as part of this application.
- A tree survey concluded that most trees are in good condition. Any tree removals required by development in future applications will be mitigated by the planting of native species.
- A woodland maintenance plan will be developed as part of the site wide landscape management strategy.

#### ECOLOGY

- Proposals will include opportunities to enhance biodiversity through the introduction of bat and bird nesting boxes and habitat management of Dean Dike as part of the site wide landscape management strategy
- Comprehensive ecological appraisal and surveys will accompany this application to provide further details on the site's ecology.



View of Mill Building from across Pond



## Existing Building

*Proposals for Residential and Mixed Use Outline Planning Application  
for the Redevelopment of  
Dobroyd Mills, Hepworth / Jackson Bridge*



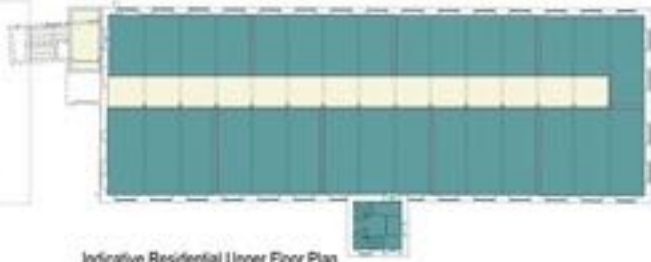
Concept Plan



Indicative Elevation



Indicative Ground Floor Plan



Indicative Residential Upper Floor Plan

### THE EXISTING BUILDING

The existing Dobroyd Mill building is to be retained and redeveloped as mixed use for commercial and residential use.

This will see a much needed investment in the building fabric to regenerate this vacant building to secure a viable future.

The uses are not certain, however it is likely that the A3 café use could be ground floor, with offices and residential uses on the upper floors.

The existing building in the main yard is also to be retained and this will secure the long-term future of Hepworth Band through the retention of a self-contained two storey building.

Retention of the historic industrial character of this building is paramount, however opportunities to introduce more contemporary elements will be explored once more certainty is given to the uses.



Existing Building Images

## Concept Masterplan

Proposals for Residential and Mixed Use Outline Planning Application  
for the Redevelopment of  
Dobroyd Mills, Hepworth / Jackson Bridge



Proposed outline layout, showing main proposed vehicle (● ●) & pedestrian (● ●) routes through site, and focal points / open spaces (● ●)

### THE PROPOSALS

To create attractive new homes with landscaping and redevelop the existing mill building for commercial and residential use, including a cafe.

Secure the long-term future of Hepworth Band through the retention of a self-contained two storey building.

The Development proposals will not affect the existing lease of the Oil Can Cafe and associated businesses.

Housing mix & type will be subject of further consideration, should the principle of residential development be acceptable.

From the site analysis here are the initial ideas - your comments would be welcome.

### NEXT STEPS

This concept framework identifies the potential site access points and broad land use across the site.

We intend to submit a hybrid change of use / outline planning application to Kirklees Council shortly to establish the principle of residential and mixed use development on the site.

Prior to doing so, we will consider the comments made during this consultation and where appropriate, seek to address these within the future proposals for the site.

Many thanks for attending and we hope you found the exhibition useful.



Gabion Basket Retaining Wall



Conceptual Street Sketch



Concept for Colwyn Quarry