Consultation Response from KC, Highways Development Management
2023/91300 Newsome Mills, Hart Street, Newsome, Huddersfield, HD4 6JF
Redevelopment, consisting of the alteration, extension, and part demolition of Grade II listed Newsome Mills complex to host 45 apartments and erection of 33 dwellings, with associated works (Listed Building)
Date Responded:23/11/2023 Responding Officer: Ryan kinder Responding Ref: K6-8NW-18

RECOMMENDATION: Objection due Lack of information to enable an informed assessment.

Development Overview:
This application seeks approval for Redevelopment, consisting of the alteration, extension, and part demolition of Grade II listed Newsome Mills complex to host 45 apartments and erection of 33 dwellings, with associated works (Listed Building)

Reference to Plans/Documents:
- Revised plan Ref (NSM-TRI-ZZ-ZZ-DR-A-2016revp02) dated Aug 2023
- Transport Statement v1.1 dated 27 April 2023

Adoption Issues:
The internal layout shall be built to adoptable standards, as set out in the Kirklees Highway Design Guide SPD and Highways Guidance Note – Section 38 Agreements for Highway Adoptions March 2019 (version 1) and associated documents.

Site Access
Access to the site is taken via Ruth Street, the means of this is via a proposed priority cross roads junction to tie in accordingly

Traffic Impact/Network Assessment:
Although a Transport Statement has been provided, no information regarding Trip Rates or assignment and distribution has been provided, this is requested to enable an informed assessment accordingly.

Internal Layout
The internal layout has not been designed in accordance with the Councils Highway design Guide and will not be considered for adoption, this information was provided to the applicant and discussed in detail at the pre planning application meeting on site. In general terms the proposal is not considered acceptable from a highways perspective in its current form. It is suggested that either an adoptable initial section of road is provided along Hart Street with a suitably designed turning head in the vicinity of the sub station or have the whole of the development remaining private with a suitable management company in place, this will require an appropriate bin collection area adjacent to the existing highway.

Parking
As of the adoption of the Local Plan Kirklees Council no longer has car parking standards. Policy LP22 sets out the criteria for establishing parking requirements for new developments, which should be evidence based within the planning application submission. General guidance for the parking requirements are outlined below: 2 - 3 bedroom dwelling: 2 spaces 4+ bedroom dwelling: 3 spaces 1

visitor space per 4 residential units 1 cycle space per residential unit (desirable). Whilst there can be some degree of flexibility as an absolute minimum there should be 1 off street parking space per dwelling to facilitate electric charging, the current parking arrangements are not considered acceptable.