Consultation Response from KC, Policy	
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:	**Responding Officer:** Jacob Parker-Henry

The proposal is for the redevelopment of Newsome Mill, a Grade II listed building, and erection of new dwellinghouses to create 78 dwellings. Of these 78 dwellings, 27 new build dwellinghouses, and 6 are new build flats. The remaining 45 dwellings are flats, with 37 being constructed in the Mill, and 8 being constructed in the Weaver Sheds.

The Local Plan was adopted on 27 February 2019. The Local Plan Strategy and Policies should be fully considered. However, the following response relates to specific Local Plan policies which are of particular relevance to the proposal, other policies that are not mentioned here may also apply.

Local Plan Allocation

Policy LP65 (Housing Allocations) of the Kirklees Local Plan states that on sites allocated for housing planning permission will be expected to be granted if proposals accord with the development principles set out in the relevant site box, which in this case is site box HS43, relevant development plan policies and as shown on the Policies Map. Any subsequent application must therefore address all parts of LP65 site HS43.

HS43 has a site capacity of 69 dwellings.

The site allocations box for site HS43 identifies the following constraints: surface water issues, site is close to a listed building and close to a known archaeological site. Reports required are identified as:

- Transport Statement
- Flood Risk Assessment
- Low Emission
- Travel Plan
- Contamination report (Phase 1 and 2)
- Health Impact Assessment
- Coal Mining Risk Assessment
- Heritage Impact Assessment

Other specific site considerations are identified for site HS43 as set out below:

- Newsome Mill is a grade 2 listed building. The significance & appearance of the Listed Newsome Mills will need to be respected. Details of how conversion will be achieved will need to be considered. There may be a need for archaeological recording in advance of conversion.

Affordable Housing and Housing Mix

This development proposes 100% of the dwellings will be available as affordable housing. Therefore, there is no concern with the affordable housing contribution.

The site lies within the Huddersfield South sub-area, therefore, as per the Affordable Housing and Housing Mix Supplementary Planning Document (SPD), the housing mix for bedrooms and tenure types should follow as per the following table. As per paragraph 1.5-1.7 of the Affordable Housing and Housing Mix SPD, the guidance set out in the SPD have been produced based on the principle of

'comply or justify'. Therefore, the council expects developments to comply with the housing mix. When a proposal departs from the housing mix tables, evidence based justification needs to be provided.

Huddersfield South	**Market Housing**	**Affordable Rent**	**Affordable Intermediate**
1 and 2-bed	30 – 59%	40-79%	40-79%
3-bed	25 – 45%	0-19%	20-39%
4+ bed	15 – 35%	20-39%	0-19%

The affordable housing statement supporting document that was submitted with the planning application states that the affordable housing tenure split is not yet determined. The Local Plan states that the Affordable Housing tenure split should be 55% rent / 45% intermediate.

Using this tenure split there should be 43 affordable rent dwellings, and 35 intermediate tenure dwellings. The applicant has already provided a dwelling size mix which is as follows:

For general needs - 33

- 2 bed dwellinghouses x 11
- 3 bed dwelling houses x 11
- 4 bed dwelling houses x 5
- 1 bed flats x 6

For housing for older people - 37

- 1 bed flats x 26
- 2 bed flats x 11

For supported housing

- 1 bed flats x 8

Further comments should be sought from the council's Housing Growth Team.

Housing Density

Local Plan policy LP7 (Efficient and effective use of land and buildings) states that developments should achieve a net density of at least 35 dwellings per hectare, where appropriate. This proposal has a site area of 1.23ha, and therefore represents a density of 63 dwellings per hectare.

Parking

The application proposes two levels of parking on 'Floor 0' and 'Floor 0.5' of the former mill (23 spaces and 6 accessible spaces), with some additional parking around the rest of the site (16 spaces and 13 accessible spaces). Local Plan policy LP22 (Parking) sets out the criteria for parking on residential developments. The following criteria apply to this application:

e) car parking provision in new developments will be determined by the availability of public transport, the accessibility of the site, location of the development, local car ownership levels and the type, mix and use of the development;
f) new developments will incorporate flexibly designed minimum parking spaces for private cars, considering a range of solutions, to provide the most efficient arrangement of safe, secure, convenient, and visually unobtrusive car parking within the site including a mix of on and off street parking in accordance with current guidance;
g) provision will be made to meet the needs of cyclists for cycling parking in new developments;

h) provision will be made to accommodate the needs of disabled people for the parking of vehicles.

Further comments should be sought from the council's Highways Team.

Design

Careful consideration should be given to the design quality of this proposed development in accordance with Local Plan policy LP24 (Design) and the design principles set out in the council's Housebuilders Design Guide Supplementary Planning Document. This includes sensitively respecting and enhancing local character, high standards of residential amenity, such as minimum separation distances between houses, integrating green infrastructure and accessible open space, net biodiversity gain, walking and cycling and road connections, materials and detailing, and how the proposal in terms of energy efficiency contributes to the council's ambition to have net zero carbon emissions by 2038.

The following criteria from Local Plan policy LP24 are applicable:

a) the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;

b) they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary;

c) extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers;

d) high levels of sustainability, to a degree proportionate to the proposal;
   i. The re-use and adaptation of existing buildings, where practicable;
   iii. considering the use of innovative construction materials and techniques, including reclaimed and recycled materials;
   iv. where practicable, minimising resource use in the building by orientating buildings to utilise passive solar design. This includes encouraging the incorporation of vegetation and tree planting to assist heating and cooling and considering the use of renewable energy;
   v. providing charging points to encourage the use of electric and low emission vehicles;
   vi. incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually unobtrusive and allows for the convenient collection of waste;
   viii. designing places that are adaptable and able to respond to change, with consideration given to accommodating services and infrastructure, access to high quality public transport facilities and offer flexibility to meet changing requirements of the resident / user.

e) the risk of crime is minimised by enhanced security, and the promotion of well-defined routes, overlooked streets and places, high levels of activity, and well-designed security features;

f) the needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places;

g) any new open space is accessible, safe, overlooked and strategically located within the site and well-integrated into wider green infrastructure networks;

h) development contributes towards enhancement of the natural environment, supports biodiversity and connects to and enhances ecological networks and green infrastructure;

Historic Environment

Local Plan policy LP35 (Historic environment) sets out the criteria for developments that have an impact on designated heritage assets. As the former mill is a listed building, this policy applies, particularly criteria (3) of LP35 which states that:

"Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to:

a) ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets;
c) secure a sustainable future for heritage assets at risk and those associated with the local textile industry, historic farm buildings, places of worship and civic and institutional buildings constructed on the back of the wealth created by the textile industry as expressions of local civic pride and identity;
e) accommodate innovative design where this does not prejudice the significance of heritage assets."

Further comments should be sought from the council's Design and Conservation Team.

Open Space

As this proposal is for more than 10 dwellings, new open space provision is required in accordance Local Plan policy LP63 (New Open Space) and the Open Space SPD to meet the needs of the development. Local Plan policy LP63 states; "*New housing developments will be required to provide or contribute towards new open space or the improvement of existing provision in the area, unless the developer clearly demonstrates that it is not financially viable for the development proposal. New open space should be provided in accordance with the council's local open space standards or national standards where relevant."*

This analysis will help determine the need for new on-site or off-site open space, enhancement of existing provision and/or a financial contribution and considers the need to provide for different types of open space. As such, the assessment in Appendix 1 indicates the open space requirement for a development of 78 dwellings in this location. As the application proposes 37 flats that are housing for older people, provision for children and young people, and provision for outdoor sports facilities only apply to 41 of the dwellings.

Further comments should be sought from the council's Landscape team.

Biodiversity

In accordance with Local Plan policy LP30 (Biodiversity and geodiversity) criterion (ii) development proposals are required to minimise the impact on biodiversity and provide net biodiversity gains through good design by incorporating biodiversity enhancements and habitat creation where opportunities exist, and the council's approved Biodiversity Net Gain Technical Advice Note. The Environment Act requires mandatory biodiversity net gain (BNG) of at least 10%, to be secured for 30

years via planning obligations or conservation covenants. The BNG can be delivered onsite, offsite or via a financial contribution.

In accordance with Local Plan policy LP30 (Biodiversity and geodiversity) criterion (iii) development proposals are also required to safeguard and enhance the function and connectivity of the Kirklees Wildlife Habitat Network at a local and wider landscape-scale unless the loss of the site and its functional role within the network can be fully maintained or compensated for in the long term.

Further comments should be sought from the council's Biodiversity Officer.

Conclusion

In conclusion, as this site is a housing allocation (HS43) is deemed acceptable in principle, subject to meeting all the policy requirements set out in the Local Plan, the site specific consideration set out in the allocation box of Local Plan Policy LP65 (Housing Allocations), as well as the principles set out in the Affordable Housing and Housing Mix SPD.

Appendix 1: Open Space Assessment (Newsome Ward – 78 Dwellings)	Quantity	Accessibility	Quality	Quantity Required (sqm)	Outcome
Parks & Recreation Grounds	**Not Met** The local standard is 0.8ha per 1,000 population. Current provision is 0.35ha per 1,000 population.	**Met**	Newsome Park is within 15-min walk if the site. Consult the Landscape/ Greenspaces Team for the need for improvements to provision within the area.	19.44 sqm per dwelling. Total = minimum 1,516.32 sqm.	Existing quantity deficiencies indicate the need for useable recreation space. Explore opportunities to provide new recreation space on-site within the development or off-site nearby. For developments of 10-500 dwellings, a financial contribution towards the enhancement of existing provision nearby may be appropriate to meet quantity deficiencies or identified quality deficiencies following a Green Space Appraisal by the Landscape Team.
Natural and Semi-natural Greenspace (NSNG)	**Met** The local standard is 2ha per 1,000 population. Current provision is 4.56ha per 1,000 population.	**Met**	Longley Woods and Stile Common are within a 15-min walk of the site. Consult the Landscape/ Greenspaces Team for the need for improvements to provision within the area.	48.6 sqm per dwelling. Total = minimum 3,790.8 sqm.	For developments of 10-199 dwellings, a financial contribution towards new or enhanced natural/semi-natural greenspace within the vicinity may be appropriate, particularly to support habitat creation and connectivity with the Kirklees Wildlife Habitat Network.
Amenity Greenspace	**Met** The local standard is 0.3ha per 1,000 population. Current provision is 0.36ha per 1,000 population.	**Met**	Hillside Crescent is within a 15-min walk of the site. Consult the Landscape/ Greenspaces Team for the need for improvements to provision within the area.	14.58 sqm per dwelling Total = minimum 1,137.24 sqm.	Provide new amenity greenspace on-site to achieve a well-designed scheme and quality of place.

Allotments	**Met** The local standard is 0.5ha per 1,000 population. Current provision is 0.78ha per 1,000 population.	**Not Met**	**Not Met**	5 sqm per dwelling. Total = minimum 390 sqm	Explore opportunity to provide new allotments/community growing either on-site or within a 15 minute walk. Developments of 50-499 dwellings may be required to provide a financial contribution towards new allotment provision within the area (within a 15 minute walk).
Equipped Play - Children	Not Applicable	**Met**	Contact Landscape Team	6.1 sqm per dwelling. Total = minimum 250.1 sqm.	Developments of 10-50 dwellings trigger the requirement for a Local Area of Play (LAP). 37 of the dwellings are housing for older people. As per the Open Space SPD, Outdoor Sport provision is not needed for housing for older people, therefore, the minimum requirement only applies to the remaining 41 dwellings. 549.4 sqm. Minimum required.
Equipped Play - Teen Provision	Not Applicable	**Met**	Contact Landscape Team	7.3 sqm per dwelling. Total = minimum 299.3 sqm.	
Young People Provision – Major Skate Park	Not Applicable	**Met**	Contact Landscape Team		
Young People Provision – MUGA	Not Applicable	**Met**	Contact Landscape Team		
Outdoor Sport provision	The Playing Pitch Strategy 2016 identifies the following shortfalls in the Huddersfield.	N/A	See Playing Pitch Strategy 2016 for quality of sites within the Huddersfield sub-area.	Financial contribution of £355 per dwelling. Total = £14,555	37 of the dwellings are housing for older people. As per the Open Space SPD, Outdoor Sport provision is not needed for housing for older people, therefore, the financial contribution only applies to the remaining 41 dwellings. This amounts to a financial contribution of £14,555.