

## NEWSOME MILLS, HUDDERSFIELD

### DESIGN, ACCESS AND PLANNING STATEMENT

PLANNING ISSUE 27 APRIL 2023

Produced by Triangle Architects

On behalf of Connect Housing Association Limited

April 2023

0.0 INTRODUCTION

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## 0.0 INTRODUCTION

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0.1 PURPOSE OF DOCUMENT

This document is being submitted as part of a planning application for a new build development consisting of 33 dwellings within 1-4 bed houses/ cottage flats on the cleared back site, alongside a further 37 apartments within the remnants of Newsome Mill and two-storey internal car parking below. A further 8 Independent living apartments and an office space are provided on the corner of Ruth Street & Hart Street, with associated landscaping/ public realm/ amenity spaces across the whole site. This document will explain and justify principles that are intended to deliver a high-quality proposal, and should be read in conjunction with other documents/ drawings/reports submitted.

Connect Housing Association is a charitable association registered in England under the Co-operative and Community Benefit Societies Act. They believe in a sustainable and just society, where good homes, neighbourhoods and opportunities help people enjoy happy, healthy lives. Providing 3400 homes and support across West Yorkshire, they serve the interests of local communities and have a strong purpose to tackle inequality and create opportunities for fulfilled healthy lives; this starts with a good home in a neighbourly community. They provide homes for families, supported housing for older people, student homes and affordable homes across a range of tenures. Connect have a long-term management commitment to neighbourhoods across Kirklees and beyond.

The purpose of this design and access statement is to describe the key principles behind the evolving design proposals. The proposals have been developed within the context of the surrounding area and this statement seeks to demonstrate how the scheme will be sympathetically located and relates to its existing context.



Red boundary – Proposed Scheme. Blue boundary – improvement works to Hart Street on council owned land.

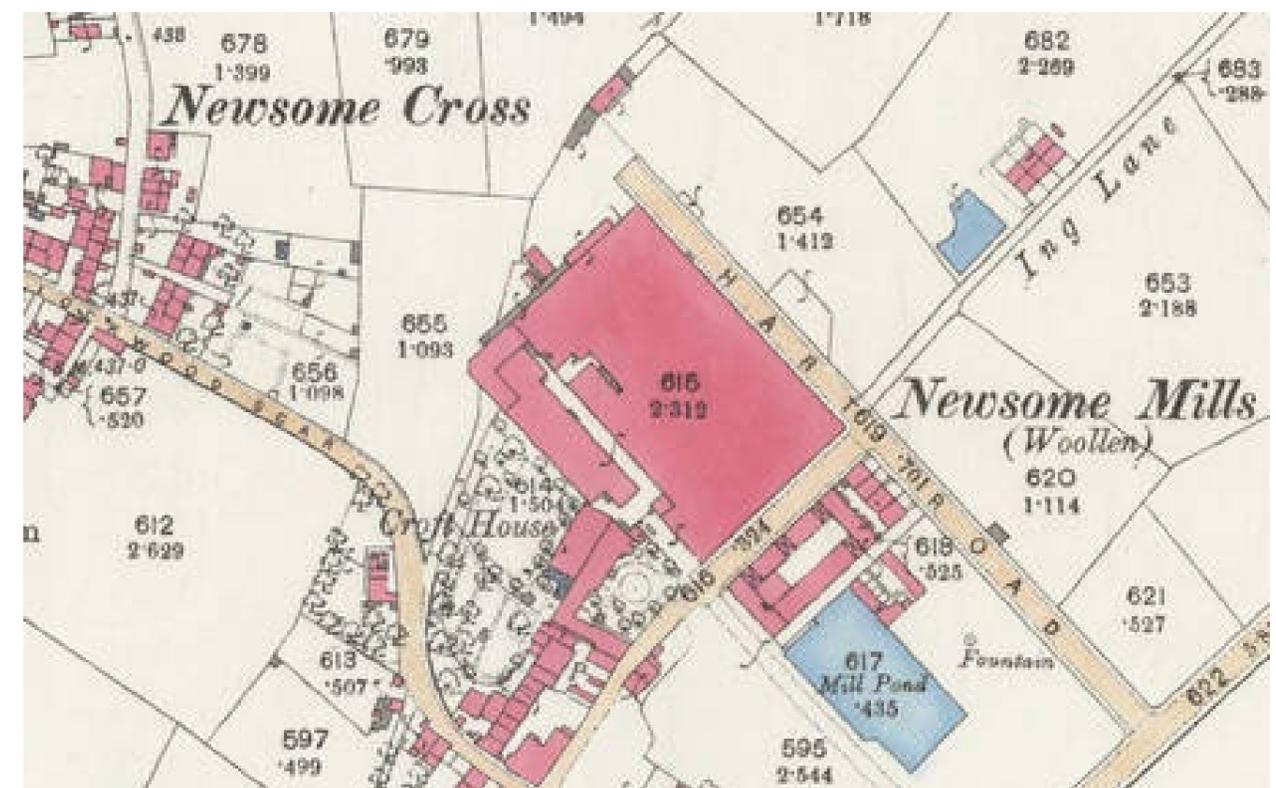
0.2 BACKGROUND

Newsome Mill was originally built in 1827 but was completely destroyed by fire in 1872. A new mill was erected in the 1880s and was in use until 1983. The distinctive clock tower was erected by 1893 and has become a well-known landmark in the area. Since its closure, long-running plans have existed to develop the mill into residential apartments, but the main section of the building was destroyed by a fire which broke out in the early hours of 17 November 2016.

Since the 2016 fire, a number of planning applications have been submitted by others for the site:

- 2017/65/90377/W Listed Building Consent (Application withdrawn) for demolition of four storey mill building and the single storey weaving shed, together with removal of associated debris.
- 2019/60/91630/W Outline Planning Application (Approved) for erection of 30 dwellings and 12 apartments with ancillary works.
- 2019/60/91633/W Outline Planning Application (Approved) for extension and alteration of existing mill remains to create 33no. apartments with parking and services at ground floor level, and change of use of former mill office into one dwelling and the existing gate house to cycle parking facilities with ancillary works including the provision of open space.

Since the approval of the Outline Planning applications in June 2020 (subject to S106 agreements), the site was put onto the market and Triangle Architects/ Connect Housing became involved since early 2021.



Ordnance Survey published 1888 – Reproduced with the permission of National Library of Scotland

Initial proposals prepared by Triangle Architects were largely based off the indicative layouts submitted as part of the Outline Applications, on the understanding that they had already been carefully developed and considered by Kirklees Planning. A pre-application enquiry was submitted on behalf of Connect Housing in August 2021 and it became apparent following pre-application discussions that the proposed layouts had significant problems in relation to Highways and Secured by Design amongst other things. The principle of residential development was accepted but the layout needed to be much more considered if a full planning application was to be developed.

Planning policy/ heritage considerations and the consultation process, layout and detailed proposals are set out further in this design and access statement.

### 0.3 METHODOLOGY

This document covers each design issue in turn. Under each issue an appraisal is carried out, current planning policy and best practice are considered and the reasons for the current proposals are put forward. Several different sources have been used to compile this report including 'Design and Access Statements: How to write, read and use them' (2006) prepared by CABE, and the 'National Design Guide: Planning Practice guidance for beautiful, enduring, and successful places' (2019) prepared by MCHLG.

The National Design Guide sets out ten characteristics necessary for creating a well-designed place, which have influenced our approach to the proposed development as follows:

1. **Context** - Visually enhancing its context and responding positively to the existing urban grain and adjacent built form.
2. **Identity** - Responding to the existing local character and identity by producing well-designed and high-quality building that creates character and identity by an attractive material palette and detailing.
3. **Built form** - Designing a compact form of development, making efficient use of the application site with an appropriate amount of built form and open space that optimises development density.
4. **Movement** - Enhancing the vehicular access/egress route to the site to/from Bridgenorth Drive and designing a much-improved, well-considered parking and service arrangement for the proposed development.
5. **Nature** - To provide enhanced landscaping to improve biodiversity.
6. **Public spaces** - Providing well-designed public realm areas to support social interaction between future residents.
7. **Uses** - Comprising a specific type of residential accommodation for a specific requirement within the local community.
8. **Homes & buildings** - Designing healthy, comfortable, and safe internal and external environments.
9. **Resources** - Addressing carbon reduction via energy hierarchy, selection of materials and modern construction techniques.
10. **Lifespan** - Considering the management and future maintenance of the development.

The role of the design and access statement is:

- To guide and shape the future use of this development site.
- To establish the parameters and principles for the new development.
- To create a sustainable and high-quality development that is appropriate to its context and that both preserves and enhances the character and appearance of the site.
- To demonstrate the project teams heritage consideration for the Grade II listed Newsome Mill and associated buildings.

### 0.4 DESCRIPTION OF THE DEVELOPMENT SITE

The site is bounded to the south and east by Ruth Street and Hart Street, to the west by green space and to the north by residential developments at White Hart Drive. The remains of Newsome Mill are prominent fronting Ruth Street but the structure is unsafe and is generally only to first floor level, bar the clock tower which is still dominant on the skyline. The rear of the site is largely vacant with spoil/ materials throughout and has become overgrown with ground cover.





Site Photos of Newsome Mill remains taken 27<sup>th</sup> January 2023.



Site Photos of overgrown rear site taken 5<sup>th</sup> September 2022.



Site Photo of Weaver Sheds taken 5<sup>th</sup> September 2022.



Site Photos of rear of Weaver Sheds (left) and east elevation of Newsome Mill (right) taken 5<sup>th</sup> September 2022.

0.5 DESIGN OBJECTIVES

The initial brief for this site was to provide a mix of apartments for older people on the site of Newsome Mill, and family homes on the adjacent cleared site. This was largely based off the principles established in the Outline Planning approvals, but the design brief expanded on the back of constructive pre-application responses and the developing aspirations of Connect Housing.

Connect Housing saw an opportunity to deliver an innovative residential development to suit the landmark location and historic context of the site, and the Project team embraced these aspirations to deliver a high quality proposal. Connect Housings vision was to create a secure outward looking scheme built on sustainable design principles. They want to provide housing for a variety of people with the aim of creating a balanced community in the area, and develop a sense of place within the development that would enhance the heritage of Newsome Mill. This emerging vision was a desire to create a safe and pleasant environment for new and existing residents, and have pedestrian/ cycle/ age friendly public areas that aren't dominated by vehicles. The Project Team knew that many of the aspirations were innovative and not always in line with the detailed nature of Kirklees SPDs, but the principles have been established on successful developments all over the UK and could be backed by evidence and precedents.

The key important factors in developing the design and demonstrating a high-quality proposal are as follows:

- Create a landmark development on the site of Newsome Mill, a 'phoenix from the flames' that could create a new contemporary landmark for Newsome.
- Respect the Grade II listed Newsome Mill and associated buildings/ features, not in a way that attempts to replicate what was before, but with an innovative approach that echoes its history.
- Building upon the areas "Sense of Place", adding further identity to the existing community as an extension of the neighbouring housing area.
- Develop a scheme built on sustainable design principles, not simply in relation to the buildings but in an overarching way that can impact on peoples' choices and improve their lives. Connect have a zero-carbon in operation (no gas) aspiration for the homes and ambitions to reduce energy-use and need for residents.
- Create pedestrian friendly streets between terraces dwellings, away from vehicles and safe for children to play. The relationship between each home and its neighbours and the outdoor spaces between helps to create a sense of community and encourage residents to interact with each other.
- Re-development of a brownfield site for a broad range of much-needed new housing, including accommodation for families, the elderly and those with disabilities.
- Creating a clear and coherent identity that respects the context within which it sits.
- Help to transform a part of Newsome that has been neglected and subject to anti-social behaviour, and where possible, make the remnants of the Mill safe for now and into the future.
- Revitalise and enhance Hart Street with security, natural surveillance, and landscaping as key priorities.
- Consideration for the surrounding residents to ensure they have good outlooks and views.
- To incorporate a highly developed landscaping scheme to enhance the biodiversity and ecology of this area.



Aerial drone footage taken by Trevor Sheldon in July 2022 (Youtube - Fly with Me <https://youtu.be/yG5LIHhbaKU>)

0.6 PROJECT TEAM

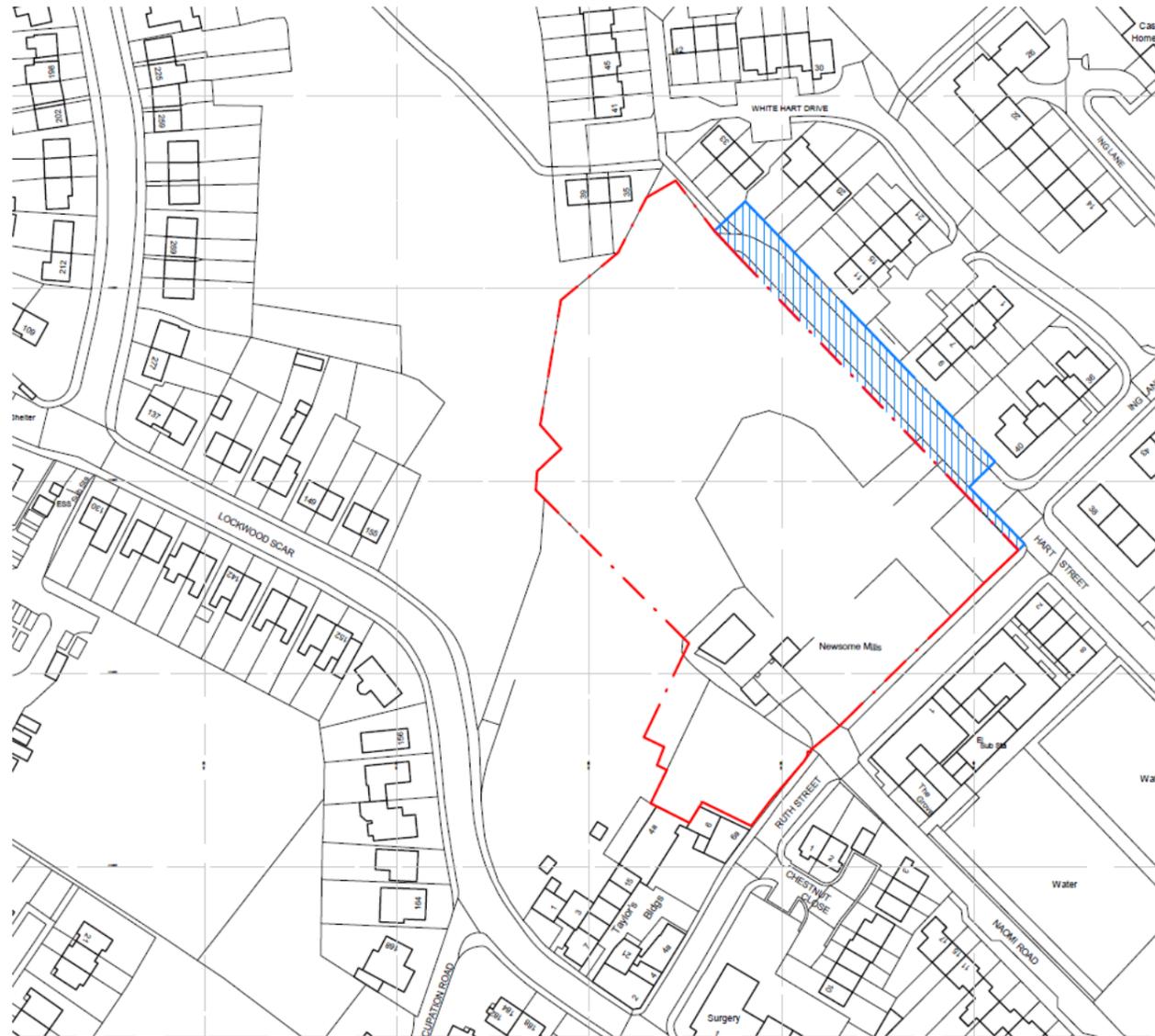
Applicant/Client	Connect Housing Association Limited
Architect	Triangle Architects
Engineers	Bright Young Consulting
Sustainability	Greengage
Fire	Hydrock
Heritage	Ecus
Landscaping	Ecus
Transport	Civic Engineers
Mechanical & Electrical	Watt Energy & Consulting Engineers
Land & Development	Collaborate Living
Project Management	LK Group
Pre-Construction & Technical	Devcom
Acoustics	Environmental Noise Solutions (ENS)
Air Quality	SRL
Flood Risk	Bright Young Consulting

## SECTION 1: THE PROCESS

### 1.0 SITE ASSESSMENT

- 1.1 Site Location & Accessibility
- 1.2 Site context & Surrounding Buildings
- 1.3 Site Photographs

1.1 SITE LOCATION & ACCESSIBILITY

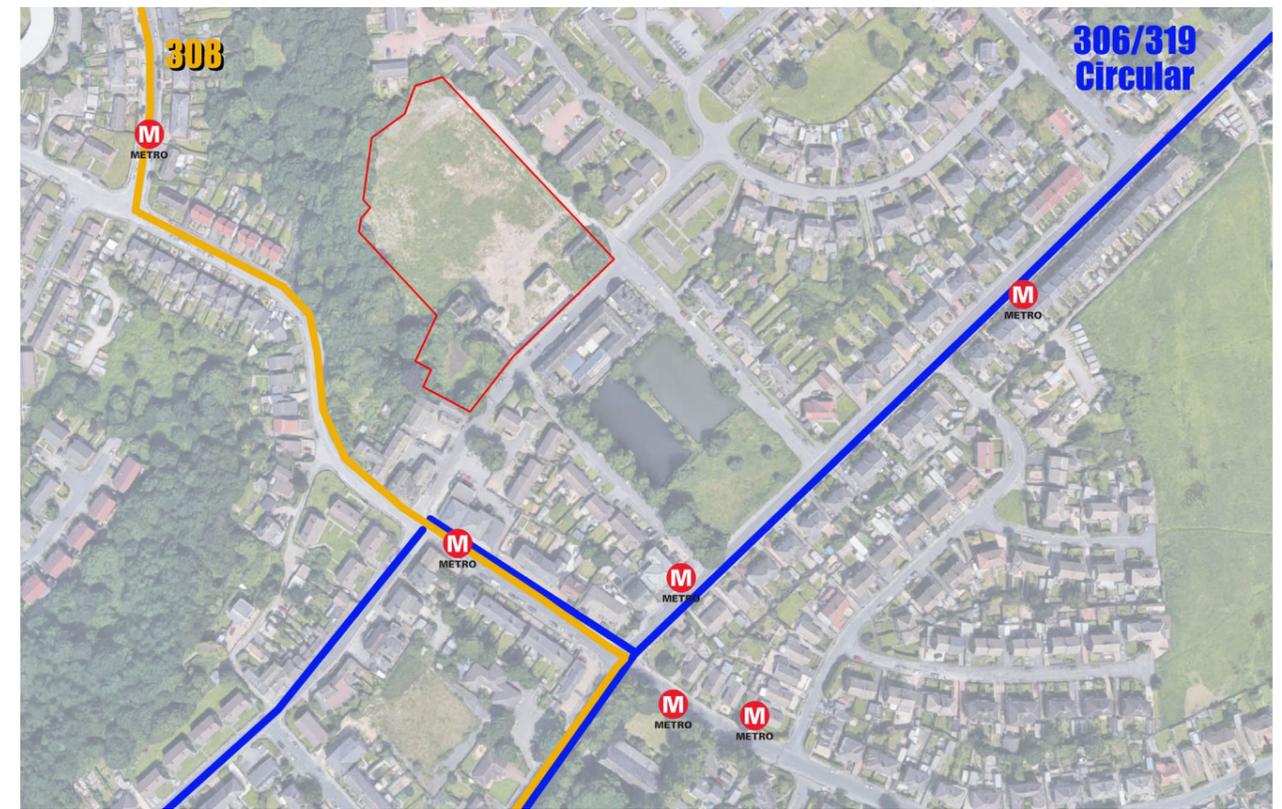


Proposed development site with the boundary outlined in red (blue hatch is in Kirklees Council ownership)

The site location plan above indicates the proposed planning site boundary, with the area identified in blue within Kirklees Council ownership. The site boundary includes Hart Street to the north-east and abuts Ruth Street to the south-east. As part of the development, Hart Street is proposed to be upgraded to enhance the surrounding public realm and improve connection between the site and the surrounding area. Surrounding land is generally used for residential properties, with Newsome centre to the immediate south-west of the site along Ruth Street. A green area to the western boundary lies within the Kirklees Wildlife Habitat Network.

The site is well served by bus routes, with bus stops in Newsome located less than 150m away from the front of Newsome Mill. The furthest corner (in the north of the site) is less than 400m from bus stops.

- Route 306 – Taylor Hill Circular into Huddersfield (20mins service daily, hourly in early morning/ evenings)
- Route 308 – Service to Huddersfield & Holmfirth (Hourly)
- Route 317 – 2 morning services each day from Almondbury to Lindley (via Huddersfield Royal Infirmary)
- Route 319 – Huddersfield Quick service - Berry Brow Circular into Huddersfield (20mins service daily)
- Route NC3 – School Bus service to Salendine Nook High School Academy.



Site proximity to bus routes within Newsome.

These bus routes provide effective links to onward travel beyond Huddersfield. Berry Brow train station is less than 1 mile away by car or bus routes 306/308/319 and has hourly services to both Huddersfield and Sheffield. Huddersfield train station is only 1.7miles to the north and provides train services across the north of England. From a transport / access perspective, the site is clearly a sustainable location and the proposed residential development on this site accords with the Local Plan emphasis on providing efficient use of previously developed land in 'sustainable locations'.

## 1.2 SITE CONTEXT & SURROUNDING BUILDINGS

The site is identified below as HS43 on the Kirklees Local Plan (Policies Map Sheet 3) and is immediately adjacent to Newsome Local Centre, a 2min walk away from the front of Newsome Mill. Facilities in Newsome include:

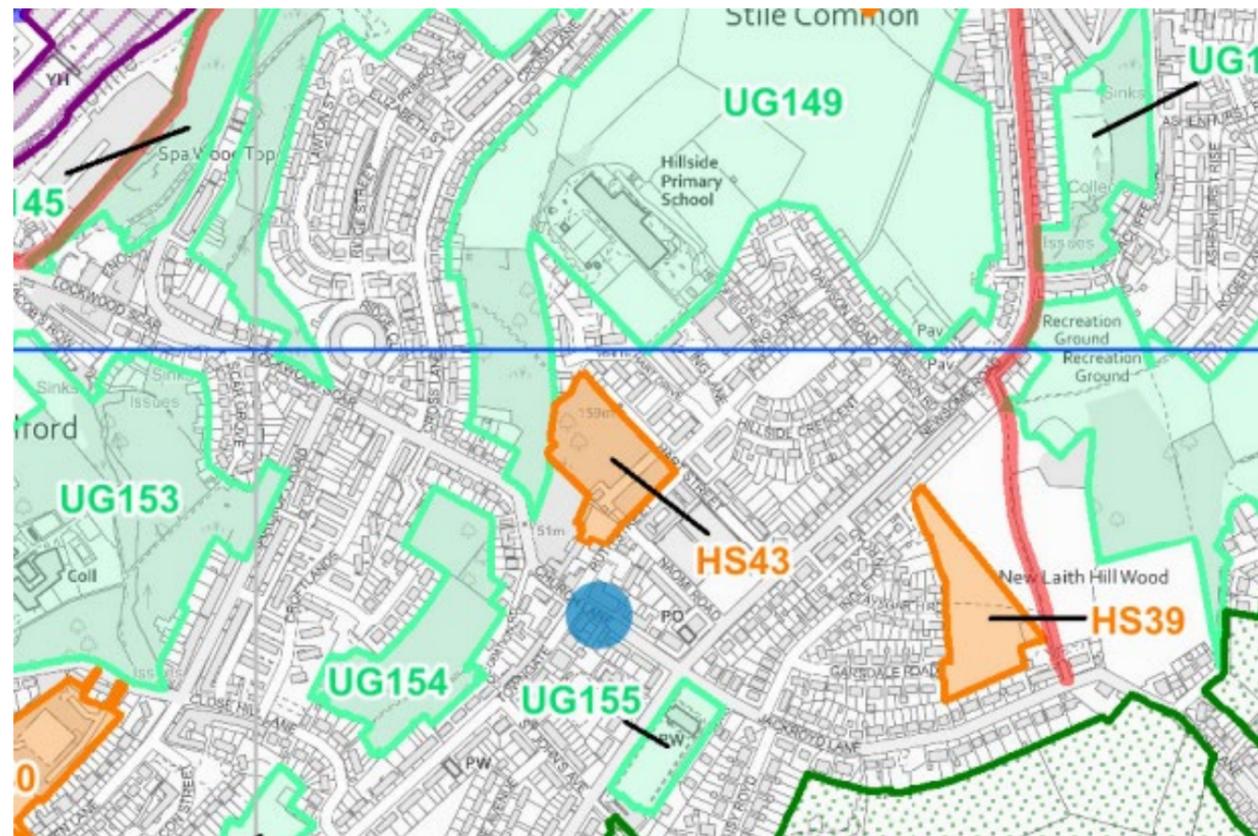
- Post Office
- Dentist
- Pharmacy and health centre
- Local stores
- Hairdressers
- Church
- Public house.
- Community Centres (Scout hut adjacent St. Johns Church & Castle Community Hub at Hillside School)



Newsome Centre showing proximity to site (Newsome clock tower behind).



Convenience Store and Post Office in Newsome, located less than 200m from the front of Newsome Mill.



Site identified as HS43 and located adjacent Newsome Local Centre.

There are a number of schools located within walking distance of the site:

- Hillside primary school is only a 4min walk from the site to the north (less than 400m)
- Newsome Junior school is less than 750m from the site to the south (along Towngate)
- Newsome Academy is less than 1km from the site to the south (along Towngate)
- Castle Hill Special Education school is less than 1km from the site to the south (along Newsome Rd South)

The proposed development site for this application has already received planning approval for the creation of up to 33 apartments within the Mill Structure (Planning Ref 2019/60/91633/W) and a further 30 dwellings and 12 apartments on the back site (Planning Ref: 2019/60/91630/W). Kirklees Council therefore consider it acceptable as a sustainable location for residential development, and its inclusion as site HS43 in the Local Plan (Indicative Capacity of 69 dwellings) further reinforce this.



The surrounding area generally consists of residential properties, either set out in semi-detached or terraced streets. Dwellings are generally two-storey houses or bungalows, with a 3-storey development of apartments visible 250m to the north-west of the site (white circular roof). Facing materials are a mix of historic stone, brickwork and render, with more contemporary properties on Ridge Street/ Ridge Close completed in vertical timber cladding.



Brickwork houses within White Hart Drive (Newsome Mill clock tower visible in background)



Timber-clad 3-storey apartment block in Ridge Close.



Modern interpretation of historic stone façade on corner of Newsome Road and Naomi Road



Contemporary 2-storey timber-clad houses in Ridge Street, with sawtooth roof mimicking historic Newsome Mill

1.3 SITE PHOTOGRAPHS (SEE DRAWING 3701)



Image 01 - Remains of the historic clocktower, the focal point of the Newsome Mill complex



Image 02 - Remains of Timekeeper's Lodge, the small gatehouse flanking the entrance archway



Image 03 - Remains of the historic entrance archway



Image 04 - Remains of the former Mill Office building



Image 05 - Clocktower staircase



Image 06 - Panorama of rear site, previously part of the Newsome Mill complex



Image 07 - Stopped-up section of Hart Street



Image 08 - Historic link through to site from Lockwood Scar, via a wooded slope that forms part of the Kirkstiles Wildlife Habitat Network



Image 09 - Remains of the main mill building



Image 10 - Remains of the Weavers Sheds



Image 11 - Junction of Hart Street and Ing Lane



Image 12 - Site of former Croft House buildings facing Ruth Street - the original gateway is obscured by vegetation



Image 13 - Site of former Croft House buildings



Image 14 - Remains of the Weavers Sheds and Newsome Mill facing Ruth Street



Image 15 - Remains of the Weavers Sheds at the corner of Ruth Street and Hart Street

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 ANY DISCREPANCY TO BE VERIFIED WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORKS.  
 REPORT ERRORS & OMISSIONS TO ARCHITECT.  
 WORKS NOT TO BE CONSIDERED BY DIMENSIONS OF DIFFERENT SCALE. THE LARGEST SCALE DRAWING TO BE WORKED TO. DO NOT SCALE FROM THE DRAWING. FIGURES DIMENSIONS TO BE WORKED TO IN ALL CASES.  
 CHECK ALL DIMENSIONS ON SITE.  
 DRAWINGS TO BE READ IN CONJUNCTION WITH THE HEALTH & SAFETY PLAN AND ALL RELEVANT RISK ASSESSMENTS AND THE FOLLOWING DRAWINGS:

P01 23.01.23 JS Issued for pre-app  
 Rev. Date By Remarks

Client:	Connect Housing
Project No. / Project Name:	21-003 / Newsome Mills
Drawing Name:	Existing Site Photos
Drawing Purpose:	INFORMATION
Project:	NSM - TRI - XX - XX - SU - A - 3701
Revision:	P01
Status:	Scale @ A1
Drawn:	JS
Checked:	
Date:	January 2023

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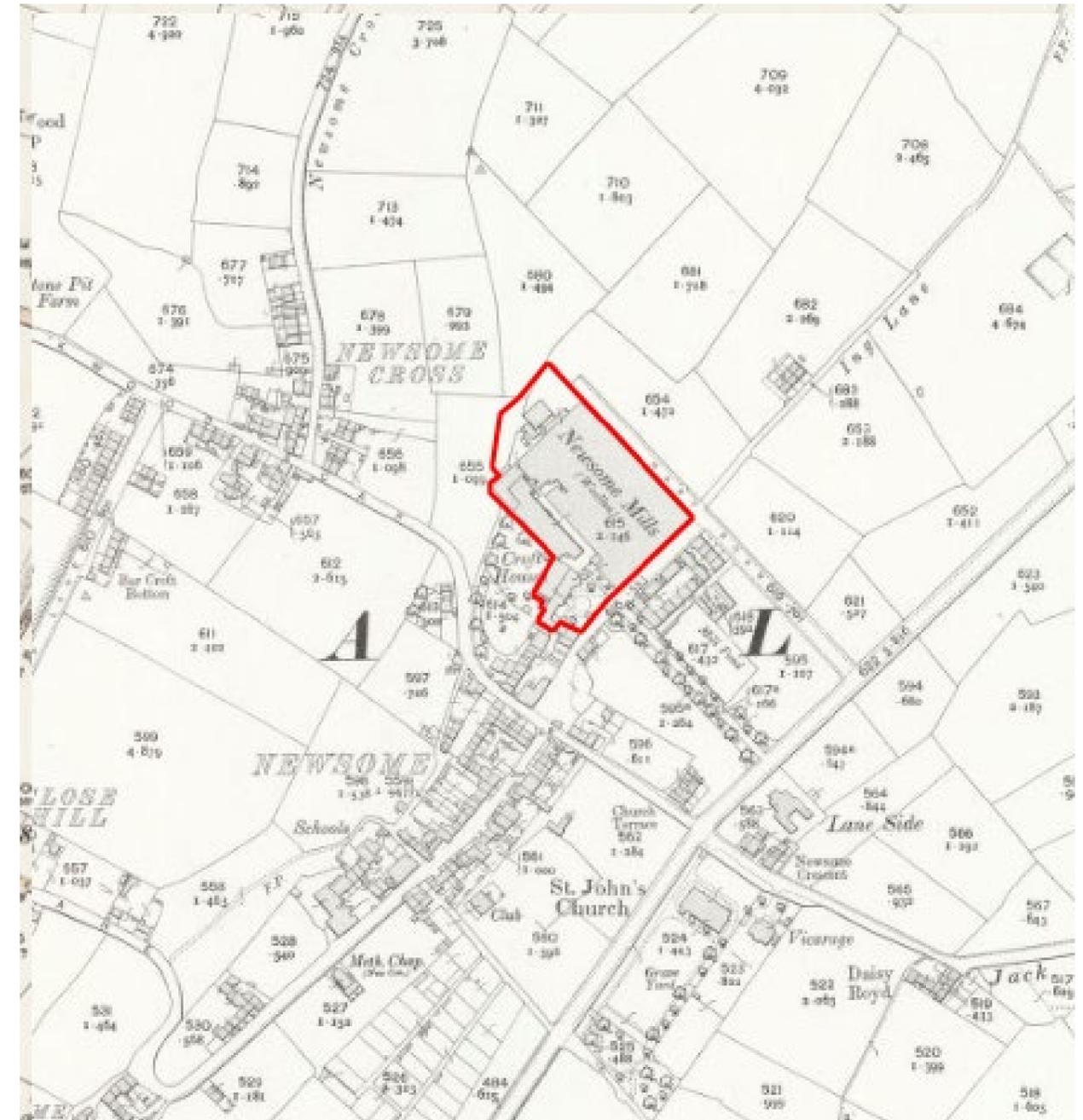
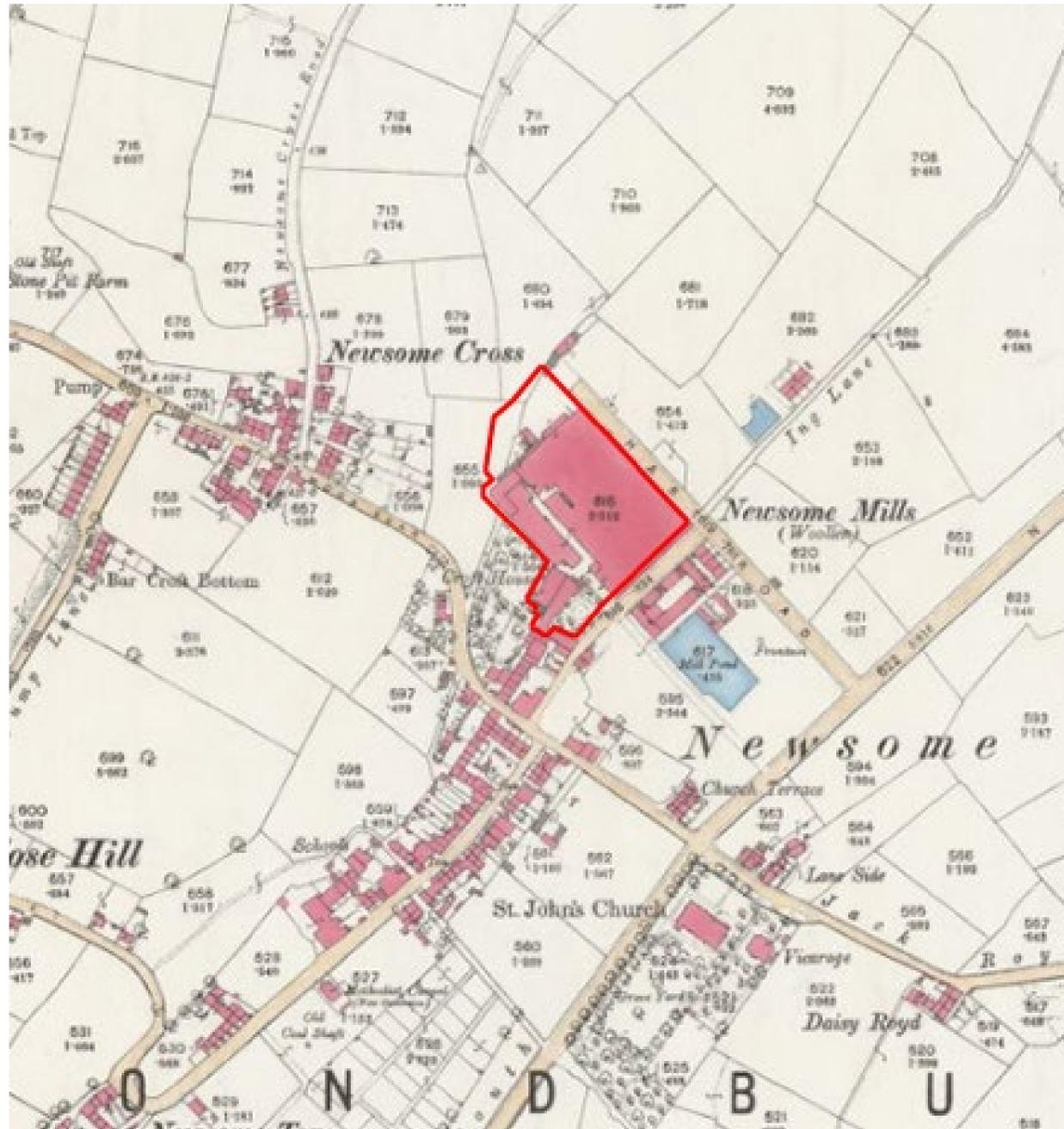
Reach House  
 113 Farfield Street  
 Huddersfield  
 HD12 4PL

SECTION 1: THE PROCESS

2.0 PLANNING POLICY STATEMENT

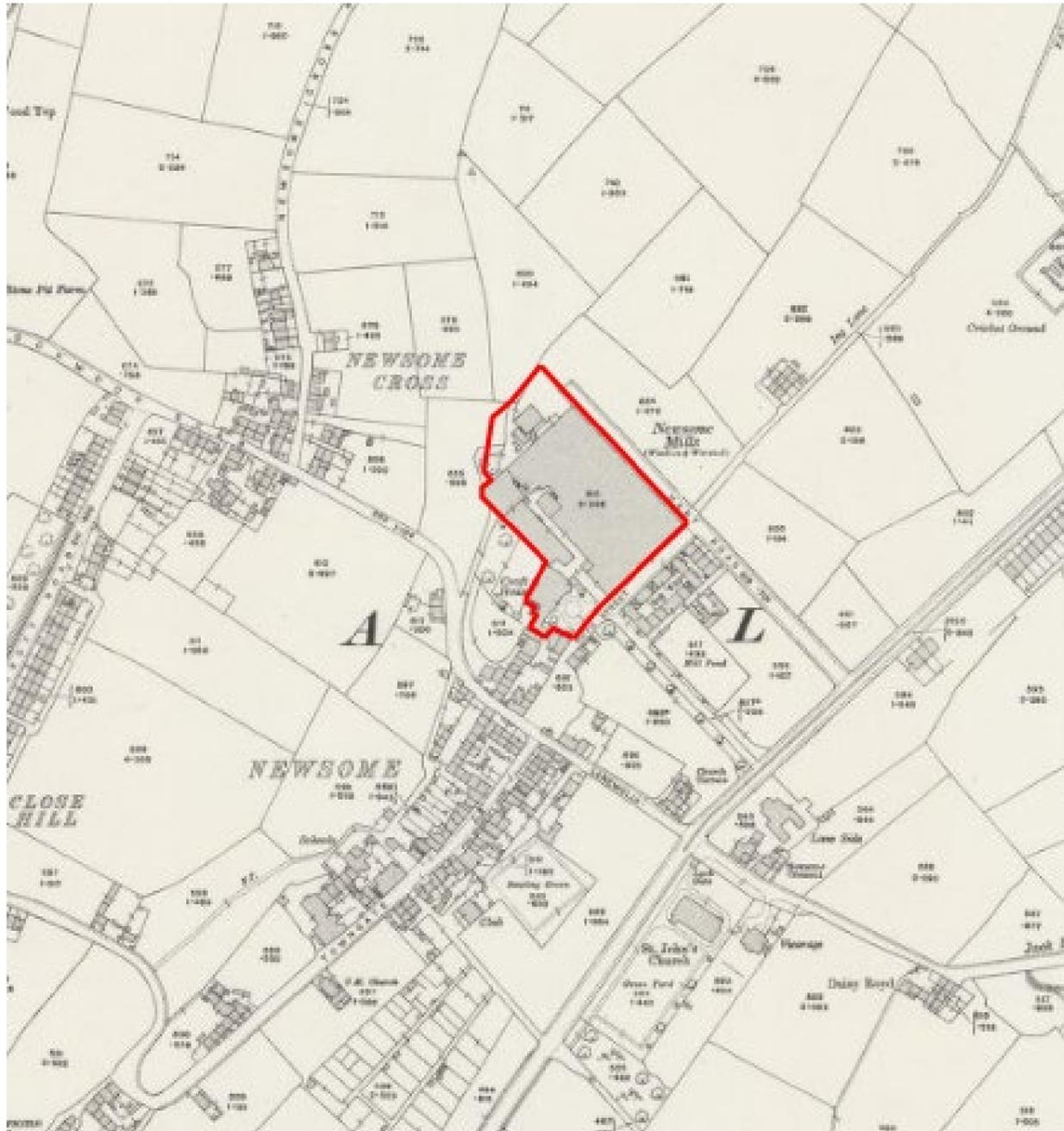
- 2.1 Site History
- 2.2 Planning History
- 2.3 The Proposed Development
- 2.4 Local Planning Policy Considerations
- 2.5 National Planning Policy Considerations
- 2.6 Appraisal of Planning Policy Compliance

2.1 SITE HISTORY

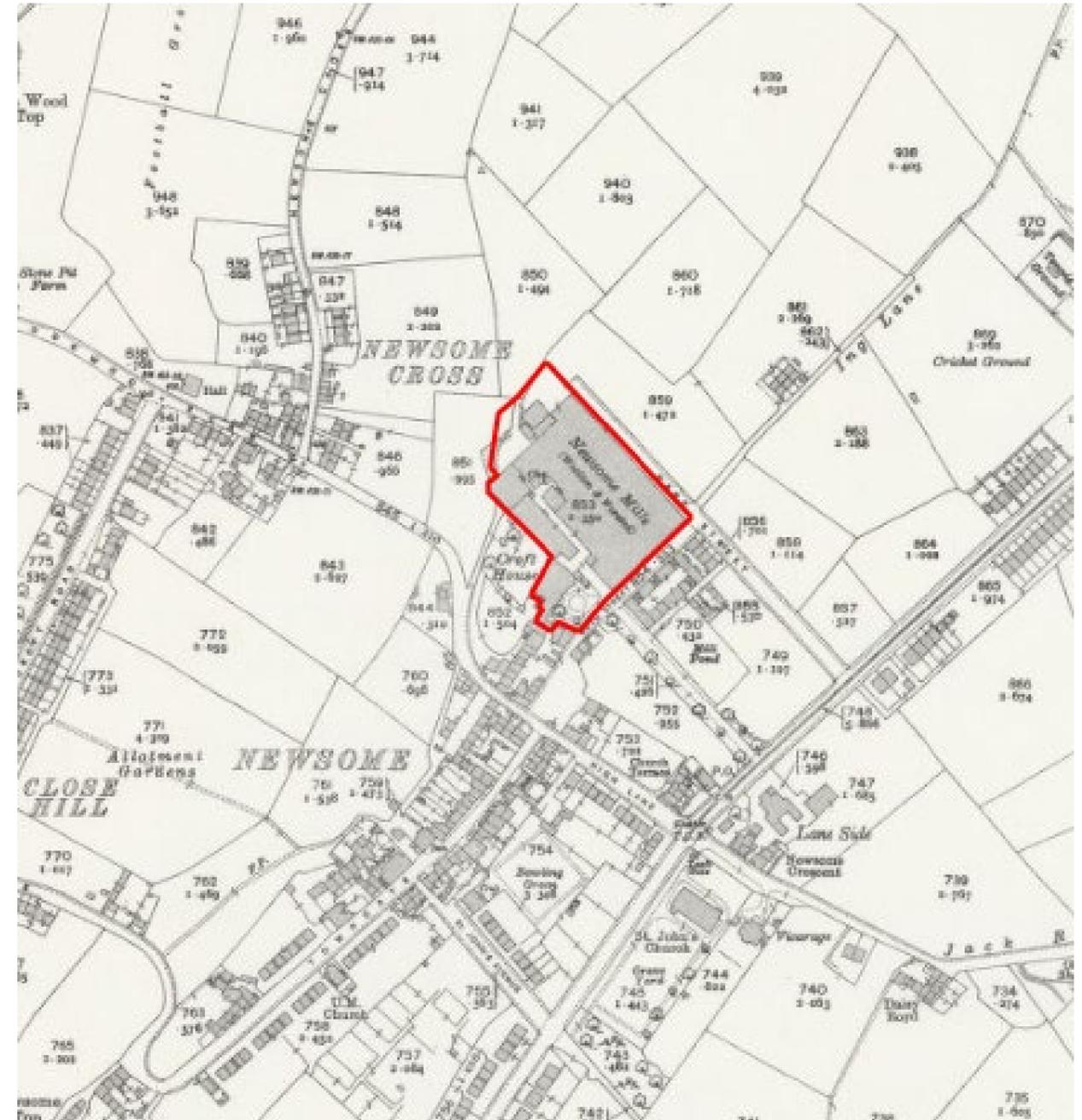


**1888 Ordnance Survey** – Newsome Mills (Woollen) is dominant across the whole site, after the original mill burnt down in 1872. The distinctive clock tower had likely been constructed in 1887 and was a landmark in Newsome. Croft House and gardens are visible. *Reproduced with the permission of the National Library of Scotland*

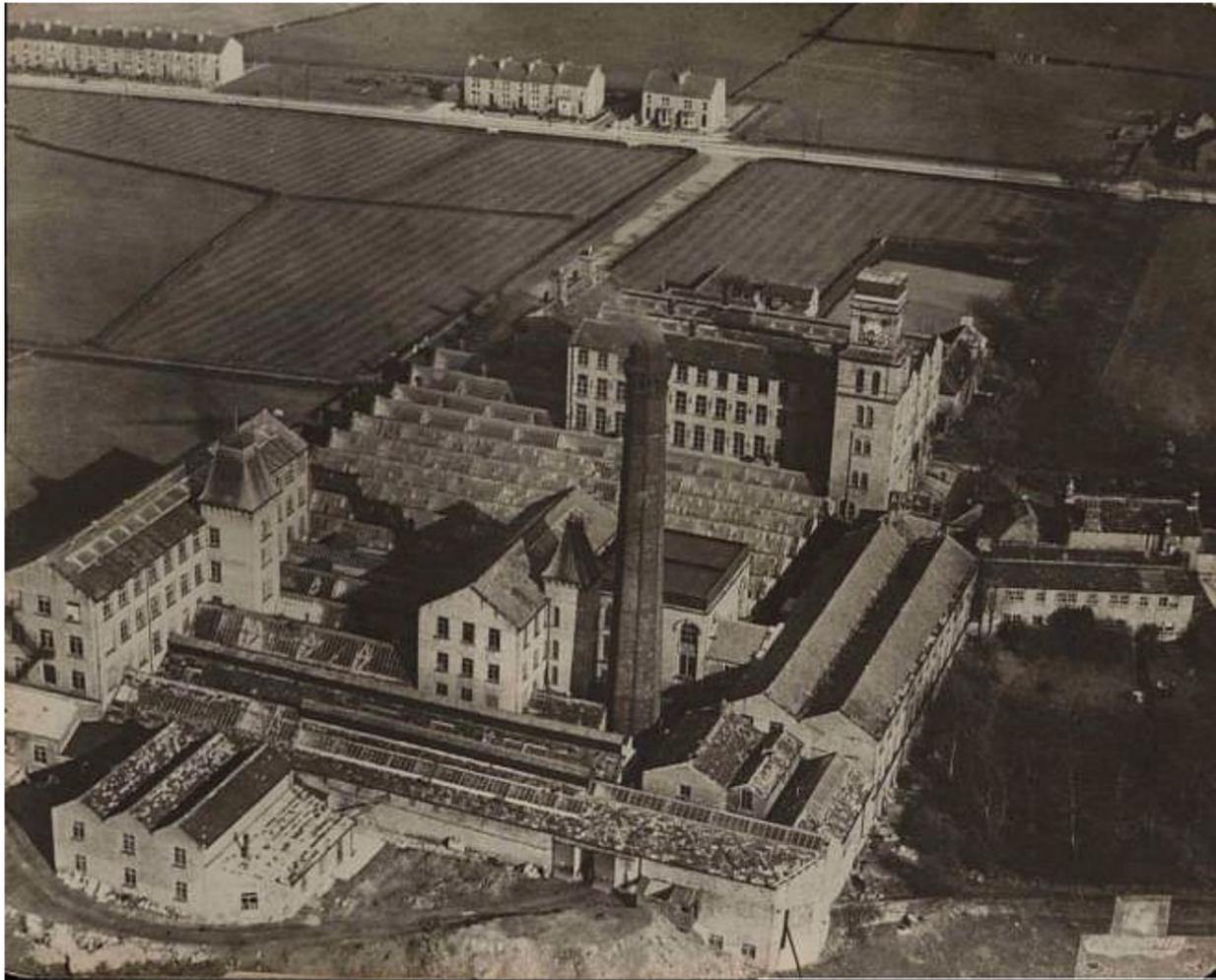
**1906 Ordnance Survey** – Little development has taken place in the surround area. The formal gardens fronting Ruth Street appear clearer. *Reproduced with the permission of the National Library of Scotland*



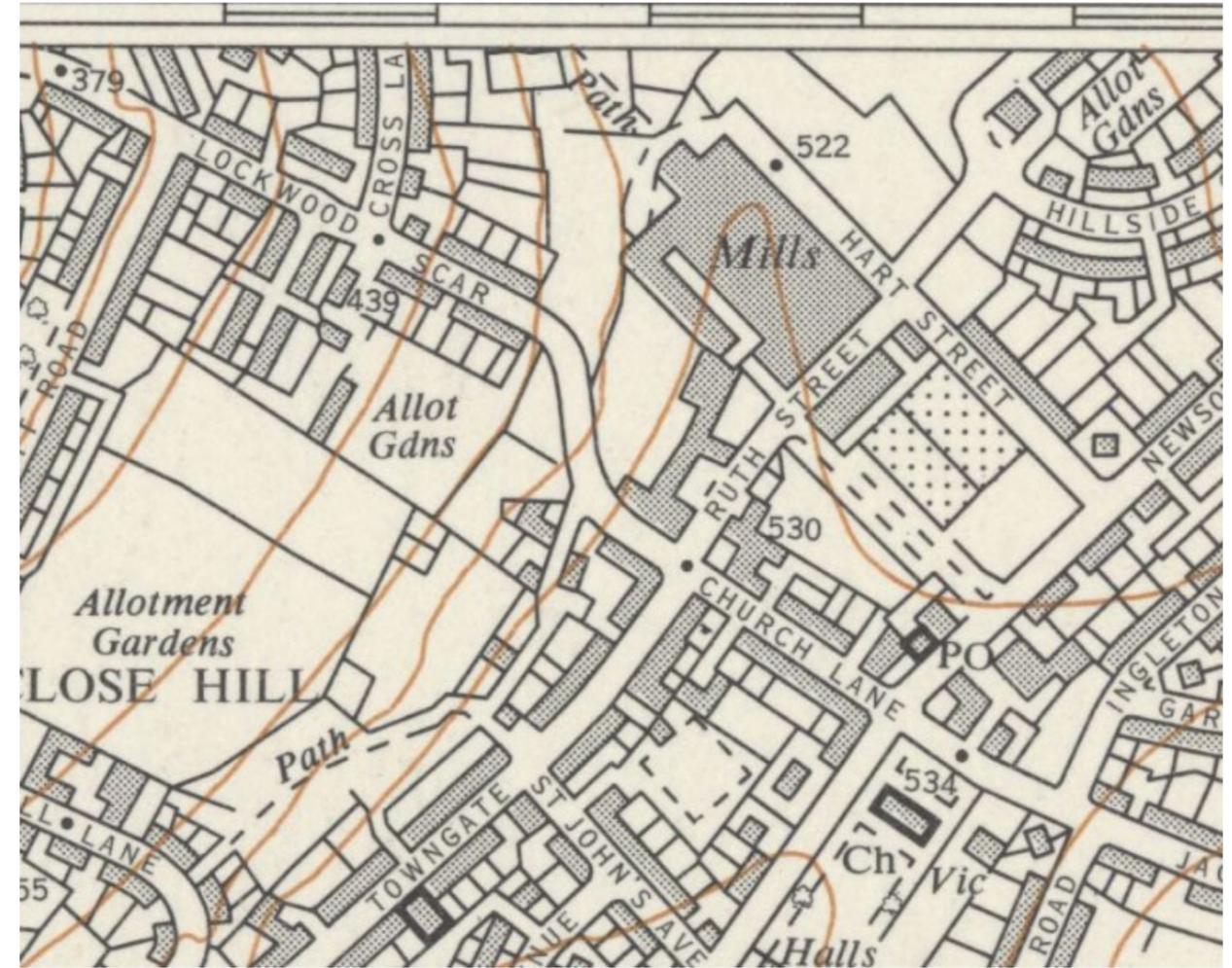
1916 Ordnance Survey – Rows of terraced properties are starting to be developed on surrounding streets. *Reproduced with the permission of the National Library of Scotland*



1932 Ordnance Survey – Terraced streets continue to be developed in the surrounding area, but Newsome Mills remains largely unchanged. *Reproduced with the permission of the National Library of Scotland*



**Aerial Photo** – date unknown but assumed to be between 1916 and 1932 based on comparison between Ordnance survey maps on previous page. The distinctive sawtooth roof and main Mill building are visible. *Credit – HughieDW [Flickr]*



**1969 Ordnance Survey** – The surrounding area is significantly more developed and surrounding fields are not longer visible. A second mill pond has appeared further down Hart Street. *Reproduced with the permission of the National Library of Scotland*



**Composite Photo** – date unknown but assumed between 1916 and 1932 based on comparison between Ordnance survey maps. Image was likely prior to aerial photo as clock tower roof is tapered. *Credit – HughieDW [Flickr]*



Google Earth Aerial Photo 2007 – site is still fully covered with sawtooth roof profile visible.



Google Earth Aerial Photo 2009 – site has largely been cleared other than the main mill structure on Ruth Street.



February 2015 Photograph – Credit: Tim Green (Bradford) & licensed for use under the Creative Commons Attribution 2.0 Generic license.



November 2016 Photograph – a devastating fire gutted the grade II listed structure and the roof/ floors collapsed. The building was deemed unsafe and brought down to its current first floor level. Credit: Yorkshire Live

## 2.2 PLANNING HISTORY

The application site has much relevant planning history which establishes the proposed development of residential use on site.

2005/90294: Listed building consent for demolition of part of existing mill, conversion of multi-storey mill into 45 apartments and erection of 27 town houses with ancillary works – Listed Building Consent was not required.

2006/91452: Demolition of part of existing mills. Erection of 13 no. Town houses and 11 no. Apartments. Conversion of office building to 1 no. Dwelling and conversion of existing multistorey mill to 45 no. 1 and 2-bedroom apartments and all ancillary works – Granted.

2009/93669: Erection of 20 dwellings and change of use and alterations to convert existing mill buildings to form 1 dwelling, 40 apartments, 8 duplex apartments and ancillary works (Listed Building) – Granted subject to Section 106 agreement.

2009/93672: Listed Building Consent for alterations to convert existing mill building to form 40 apartments and 8 duplex apartments – Granted

2017/93009: Listed Building Consent to remove fire-damaged debris from interior of mill building and weaving shed – Granted

2018/94098: Discharge condition 3 (method statement) on previous permission for Listed Building Consent to remove fire-damaged debris from interior of mill building and weaving shed – Granted

2019/91404: Listed Building Consent for internal and external alterations and works – Granted.

2019/91630: Outline application for erection of 30 dwellings and 12 apartments with ancillary works on the vacant site to the rear of Newsome Mill – Granted subject to Section 106 agreement.

2019/91633: Outline application for extension and alterations to existing mill remains to create 33 no. apartments with parking and services at ground floor level, and change of use of former office building into one dwelling and the existing gate house to cycle parking facilities with ancillary works including the provision of open space – Granted subject to Section 106 agreement.

### 2.3 THE PROPOSED DEVELOPMENT

This planning application seeks permission for the construction of 37no. apartments and communal facilities within the remains of the original Newsome Mill. The principle of developing residential apartments within this structure is established within the Outline Approval 2019/91633, and the indicative approved site plan sets out the basis for current proposals. Additional apartments to the Outline Approval are proposed within the form of the original mill. The approved community gardens are retained, as are the remains of the Newsome Mill structure, Timekeepers lodge, Mill Entrance Gates and clock tower for circulation. The principle of car parking behind the façade of the mill structure is also established, although the retention of the original mill office is not possible due to damage caused by the fire and decay since (see Structural Report).

Within the remaining site, 27no. houses are proposed alongside 6no. cottage flats and 8no. Independent living apartments. The principle of residential on the cleared site is established by Outline Planning approval 2019/91630 (for 30 houses and 12 apartments), and the proposed amount is broadly in line with previous planning permissions.

### 2.4 LOCAL PLANNING POLICY CONSIDERATIONS

#### ADOPTED LOCAL PLAN CORE STRATEGY

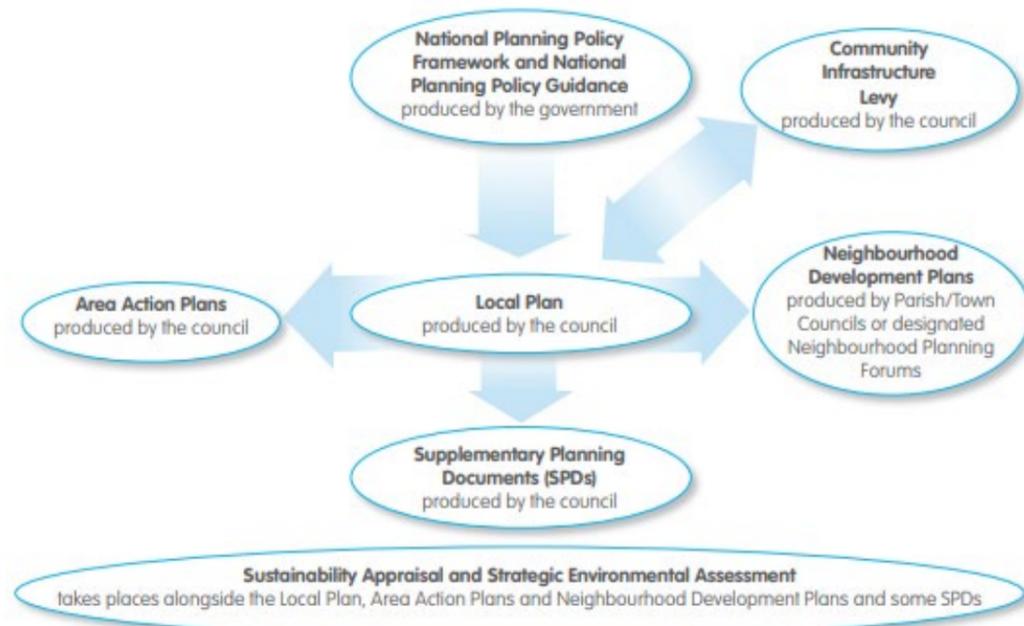
Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27<sup>th</sup> February 2019). It comprises the strategy and policies document, allocations and designation document and associated policies map.

The Local Plan carried a housing target of 31,340 homes across the borough by 2031 (1730 per year). Housing is identified as one of the key Issues facing Kirklees. **Issue 3 (3.5 - Where should new housing be located and what size should new homes be?)** sets out a need and demand for new homes in all parts of Kirklees. Houses of all sizes are needed together with an increasing number of bungalows and flats/ apartments. People over 60 are specifically identified as an increasing proportion of the demographic, and average household sizes are expected to decrease to 2.34 in 2031. The range of housing options available to older people needs to be diversified according to the Local Plan, and the apartments within Newsome Mill directly address this need. **Issue 5 (3.7)** references reuse of brownfield land, where buildings have been demolished and are now unused. Approximately 85% of new homes since 2004 have been developed on brownfield land or created through conversion of existing buildings, and land such as this site is considered a valuable source of development land especially for housing. **Issue 6 (3.8)** supports improving the quality of people's lives through good quality open spaces, such as those proposed with this planning application, whilst **Issue 10 (3.12)** directly refers to the reduction of reliance on the private car; this planning application directly addresses this by prioritising pedestrians and cyclists over vehicles (see Transport Statement).

The following Local Plan policies are deemed most relevant to this planning application:

- **LP1 – Presumption in favour of sustainable development**, with emphasis on economic, social and environmental considerations. The benefits of this scheme to all 3 considerations is clear, providing affordable homes within a sustainable and environmentally friendly residential development.
- **LP2 – Place shaping**. This development addresses many of the challenges identified within the Local Plan and contributes to the character of Newsome.
- **LP3 – Location of new development**. Development will be permitted where it supports housing growth and employment in a sustainable way, ensuring development is on brownfield land and site allocations as set out in the Local Plan.
- **LP4 – Providing infrastructure**. Desirable infrastructure is described as that which would improve the capacity and deliver place making benefits.
- **LP5 – Master-planning sites**. This development makes effective use of the site in terms of scale, height and massing and intends to deliver high quality proposals that respect the character of the landscape, heritage and adjacent context. Creating a strong sense of place and providing a positive contribution to local character and distinctiveness is emphasised, as is the focus on reducing car use and encouraging sustainable modes of transport. Energy efficient design and enhancement of the heritage assets and the natural environment is proposed within this application.
- **LP7 – Efficient and effective use of land**, particularly previously developed land. The policy sets a minimum net density of 35 dwellings per hectare and higher densities where appropriate.
- **LP9 – Supporting skilled and flexible communities and workforce**. Housing developments that deliver 60 dwellings or more are considered to accelerate economic growth.

#### Hierarchy of planning policy documents



- **LP11 – Housing mix and affordable housing.** This proposal accords with the policy by providing a broad range of affordable housing for a range of ages and for those with specialist needs. It creates a mixed and balanced community in line with housing need.
- **LP21 – Highways and access.** This development ensures the safe and efficient flow of traffic within the development for pedestrians, cyclists and private vehicles, and gives consideration to service/ emergency vehicles and sustainable travel modes (see Transport Statement). The Highway Hierarchy of pedestrians and cyclists being prioritised over vehicles is an important consideration in design proposals.
- **LP22 – Parking.** This planning application incorporates flexible parking provision and a range of travel solutions in line with new development recommendations (LP22 e/f/g/h). The balanced approach is supported by Civic Engineers Transport Statement and promotes sustainable transport choices.
- **LP24 – Design.** The form, scale, layout and detail of proposals supports the good design aspirations of the Local Plan (LP24a). A high standard of amenity (LP24b) is provided, not just within private areas but also within public streets, the plaza and community garden. Sustainable reuse of existing buildings is a core part of this application (LP24di), and the use of innovative construction materials alongside the mill structure is supported (LP24 diii). The layout supports behavioural change by promoting the reduction of vehicles through the site, creating walkable neighbourhoods safe from traffic and encourages walking/ cycling (LP24dii). Sustainability is at the core of design proposals, and open space is provided to support the Local Plan aspirations of safe, accessible and overlooked spaces for the elderly, disabled and families with small children (LP24e/f/g/h/i).
- **LP27/LP28 – Flood Risk/Drainage.** A Sequential Test approach gives rise to storage proposals (LP27c) within attenuation and dry swales – see Flood Risk Assessment and Bright Young Consulting proposals.
- **LP30 – Biodiversity and geodiversity.** Sustainable design proposals minimise impact on biodiversity and opportunities for extensive landscaping/ enhanced biodiversity have been incorporated throughout the site. A potential link to Kirklees Wildlife Habitat Network adjacent is explored and subject to detailed design/ further discussions with Kirklees Council outside of the planning process.
- **LP33 – Trees** – important trees are retained where possible, and new trees are proposed through the site.
- **LP35 – Historic environment.** Newsome Mills is a grade II listed building, although it has largely been destroyed by fire and subject to decay through weathering and neglect. This heritage asset will be protected by the retention of the Clock Tower, Entrance Gates, Timekeepers lodge and remains of the mill structure, alongside the rebuilding of the Weaver ‘sheds’ into flats using reclaimed materials (if possible). Despite exploring the structural integrity of the mill office and options for its retention, no viable use could be found to ensure its conservation and the structural report recommends its demolition (LP35 1b). The benefits of the development significantly outweigh the harm (LP35 - 2) caused to this heritage asset, and the vast majority of listed structures that contribute to the distinct identity of Newsome are retained and enhanced as part of this planning application (LP35 3a/c/d). Innovative design solutions are supported by LP35 (3e) as the proposed layout/ scale/ appearance does not prejudice the significance of the heritage assets (see Heritage Statement).
- **LP51 – Protection and improvement of local air quality.** Proposals do not have an unacceptable impact on air quality/ pollution and sustainable design is at the core of the proposals.
- **LP52 – Protection and improvement of environmental quality.** The well-being of existing/ new residents and the existing environment are significantly improved by the sustainable design proposals.

- **LP53 – Contaminated and unstable land** (see Site Investigation Report)
- **LP61 – Urban Green Space.** New amenity spaces/ landscaping/ biodiverse proposals are provided on site.
- **LP63 – New open space.** On-site provision of new open space is provided (see Layout Section).
- **LP65 – Housing allocations.** The site is identified in **Policy LP65** Housing Allocations in the Kirklees Local Plan. Relevant sites listed are allocated for housing and permission will be expected to be granted if proposals accord with the development principles set out in the relevant site boxes, relevant development plan policies and as shown on the Policies Map. The planning application site is identified as Site HS43 within the Local Plan and is confirmed has having an indicative capacity of 69 dwellings. The HS43 allocation lists a number of site specific considerations.

Local Plan ID	HS43
Site address	Land north of Ruth Street, Newsome
Ownership	Private
Gross site area (Ha)	1.08
Net site area (Ha)	1.08
Constraints	<ul style="list-style-type: none"> <li>• Site contains listed building</li> <li>• Part/all of site within High Risk Coal Referral Area</li> </ul>
Allocation	Housing
Indicative capacity	69 dwellings
Reports required	<ul style="list-style-type: none"> <li>• Transport Statement</li> <li>• Flood Risk Assessment</li> <li>• Low Emission Travel Plan</li> <li>• Contamination report (Phase 1 and 2)</li> <li>• Health Impact Assessment</li> <li>• Coal Mining Risk Assessment</li> <li>• Heritage Impact Assessment</li> </ul>
Other site specific considerations	<ul style="list-style-type: none"> <li>• Newsome Mill is a grade 2 listed building. The significance &amp; 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.</li> </ul>

Local Plan policies stress the importance of place making and sustainability at the heart of development proposals. Connect Housings principal vision for the site is to create a successful and sustainable ‘place’, rather than adhere fully to policy where rigorous enforcement would have negative impacts on this. Where the Project Team deviate in attempts to deliver a more ‘successful place’ (e.g highways proposals), precedents and/or supporting evidence is provided that support the proposals set out in this application. The balance of planning policy should therefore be towards granting planning permission in line with the NPPF presumption in favour of sustainable development.

## SUPPLEMENTARY PLANNING DOCUMENTS (SPDs)

The following are relevant Supplementary Planning Documents or other guidance documents published by, or with, Kirklees Council.

**Highways Design Guide SPD (2019)** – see Civic Engineers Transport Statement.

**Housebuilders Design Guide SPD (2021)**

Good design can help address the climate emergency by encouraging active travel. Building orientation, renewable technologies and energy efficient designs are a key feature of development proposals, and existing buildings are re-used where possible (Section 3). The development takes cues from the historic context of Newsome and proposals echoes the form of the original Newsome Mill in terms of height, shape and form (Principle 2). Distinctive landscaping is included throughout.

*'Contemporary designs and high-quality modern interpretations of distinctive local characteristics'* are encouraged, where *'they are demonstrably appropriate to the site context and make a positive contribution to the wider environment'* (see 5.5). Great weight is placed on the importance of good design where proposed development impacts on a designated heritage asset; this is a high quality design proposal that directly addresses the principles set out within the SPD (See Appearance Section).

New terraced dwellings give consideration to the existing urban grain (5.12) and provide strong building lines throughout (5.11). Higher development densities (significantly above 35 dwellings per hectare as this application) have been shown by the Housing Design Audit for England to result in better design (7.3), and the development proposes car parking and highways that do not take up a high proportion of land (7.4).

Distinctive corner buildings are provided which address the streets (7.14), with appropriate boundary treatments distinguishing between public and private space (7.13). Hard landscaping and on-plot car parking is avoided at building frontages (Principle 11 and 12), to ensure streetscapes are not dominated by vehicles (7.15).

Due to the site parameters, separating distances of minimum 20m are provided throughout, marginally below the typical 21m distance required (7.19); internal layouts have been creatively designed to ensure non-habitable kitchens/WC's face onto habitable living spaces on ground floors throughout (7.20). Upper floor windows are carefully considered and the privacy impact of the reduced distance is considered 'de minimus' to ensure adequate amenity spaces and setbacks from back of pavement (7.22).

Flood mitigation is provided within swales that also help improve biodiversity (Principle 9), creating natural playable spaces and a good setting for walking connections (7.26). Designs actively use landscaping to encourage usage and healthy active lifestyles, with actively over-looked streets and paths (7.43, 7.45 & Principle 11).

The residential development is not dominated by over-engineered highways layouts, with the balance in favour of achieving a quality place to live (7.47). Street trees are provided throughout (7.48) and proposals are easily serviced by refuse vehicles and emergency vehicles (7.49 - see Layout). Car parking is not dominant (7.53) and is provided in a mix of well-integrated on-street parking and within Newsome Mill (Principle 12). The SPD actively promotes the creation of traffic-free and low-traffic streets through careful consideration of secure well-lit car parking (7.53), and cycle storage is provided through (7.54).

High-quality contemporary materials are provided in the setting of the Newsome Mill heritage asset (8.1), with a simple palette of materials elsewhere to contrast with the existing buildings (Principle 13). Materials are recycled within the Weaver Flats to reduce waste (8.2), and contemporary/innovative approaches such as the Newsome Mill design proposals are welcomed provided they give consideration to listed buildings (8.3). The rhythm of window patterns on the revitalised mill echo the character of the previous structure, and new dwellings have a coherent pattern and design with prominent front doors (8.5 / 8.6). Rooflines relate well to the site context and roof windows are provided where appropriate (Principle 15).

All dwellings are designed in accordance with Nationally Described Space Standards (see amount) and sufficient internal space is provided (Principle 16). All houses have access to private outdoor amenity spaces that are predominantly south-facing, whilst apartments have shared outdoor spaces (Principle 17). A fabric first approach and the inclusion of renewables/ zero-carbon heating support the Energy efficiency principles (18) set out in the SPD. Waste and recycling storage is convenient to dwellings and well-designed, with communal bins screened and integrated into buildings/ streetscapes (Principle 19).

**Open Space SPD (2021)**

Proportionate and well-designed open space is provided throughout the development site, to meet local needs and provide multi-functional benefits (amenity/climate change resilience/ flood control/ water management/ outdoor activity and social benefits (community cohesion). See landscaping proposals for more details. Public and private amenity spaces are included.

**Other Relevant Documents**

A number of other planning policy and reference documents have been considered as part of development proposals:

- Kirklees: Planning Applications Climate Change Guidance (2021)
- Kirklees: Interim Affordable Housing Policy (2020)
- Biodiversity Net Gain Technical Advice Note (2021)
- Planning Applications Climate Change Guidance (2021)
- West Yorkshire Low Emissions Strategy and Air Quality and Emissions Technical Planning Guidance (2016)
- Waste Management Design Guide for New Developments (2020)
- Green Streets® Principles for the West Yorkshire Transport Fund

### KIRKLEES HOUSING STRATEGY 2018-2023

Kirklees Council has a vision that sets out the pivotal role of good housing in enabling and supporting peoples health and wellbeing and helping them ... to achieve happy and successful lives. The Housing Vision highlights the importance of delivering more, better and affordable homes at pace, and makes clear that the Council's ambitions are for housing growth and the boost it brings to the local economy. The three themes which Kirklees Council want to prioritise are: 1) Housing Need, 2) Housing Quality and 3) Housing Growth.



Housing Growth is identified as a challenge across all tenures and provision types, and the Housing Strategy sets out a requirement for 1730 new homes every year. It stresses an annual net imbalance of 1049 affordable homes within the 5-year referenced period, and there is a Council commitment to facilitate the delivery of 10,000 new homes by 2023. An expected increase in people aged 65 plus of nearly 40% by 2031 requires new homes to suit their needs, and the Newsome Mill elderly person apartments helps contribute towards this need.

The Housing Strategy confirms that the delivery of new homes is not at the levels needed. It emphasises a weak supply of new housing and stresses affordability as an issue, particularly for younger households and those on low/ intermediate incomes. Fuel poverty levels are higher than regional and national averages, with a higher number of Kirklees households struggling to afford to heat their homes effectively. The fabric-first approach and sustainability credentials of this planning application directly address these issues, and Connect Housing have been firm in their ambitions to understand annual energy costs of proposals and push the development beyond minimum Building Regulations towards the Future Homes standard.

Specialist accommodation and support for older people, people with learning and physical disabilities, people with mental health needs and other vulnerable groups are also required within Kirklees. The provision of Independent Living accommodation within the 'Weaver Apartments' again contributes towards a distinct need within Kirklees, and this planning application should be strongly supported by the planning department.

### KIRKLEES ANNUAL MONITORING REPORT 2021-22

Kirklees Authority Annual Monitoring Report (AMR) was published in December 2022. It details the implementation of the local development scheme and the extent to which policies set out in local development documents are being monitored. The Local Plan set out a 5.51 year supply of deliverable housing capacity, although there has been a shortfall of delivering completions. Headline findings from the 2022 AMR include:

- A total of 109 affordable housing gains were recorded, an increase of 20 on the previous year but a decrease from 155 in 2019-20.
- Over 74% of properties delivered in 2021-22 were 3bed and 4bed properties, with 12.4% 1beds and 10.1% 2beds.
- Over 71% of residential completions in 2021-22 were semi-detached and detached dwellings. A further 13.7% were flats and 14.5% terrace properties as this planning application.

The 2021-22 Housing Delivery Test results are not expected to be published until early-2023, but the most recent figures for the three years to 2021 was 87%. This is above the threshold for passing the test but is below 95% so an Action Plan was required. As an identified site within the Local Plan, this site is an important part of housing delivery and its development should be strongly supported by Kirklees Council. The Action Plan requires the Council to help resolve issues on stalled sites such as this one, and work with developers to facilitate site delivery. Planning applications should be decided in a timely manner to enable development to progress to a site start, and sustainable proposals should be strongly supported.

Sustainability includes the equally important economic, social and environmental aspects, and this site is demonstrated as being in a sustainable location throughout this statement. New homes are important in allowing the economy to grow, as the government recognises that workers need homes and if a council wants to provide more jobs, it needs to provide more homes to support them. New homes address social issues, helping to address the housing crisis by boosting the supply of new homes including affordable housing (see separate statement). Various factors need to be considered in relation to environment issues, and biodiversity/ arboriculture reports are being submitted to demonstrate minimal impact on this site. The new houses will be energy efficient and consider the impact of flooding amongst other sustainable design aspects.

### NEIGHBOURHOOD DEVELOPMENT PLAN

The site lies within the 'Newsome Neighbourhood Area' designation, although the Development Plan expired in August 2019. The community plan priorities during its preparation included:

1. Tackling poverty
2. Enhancing our Environment
3. Making connections
4. Sharing our skills

Although the Neighbourhood Plan has not been redesignated, it is important to note/ support community aspirations.

### 2.5 NATIONAL PLANNING POLICY CONSIDERATIONS

#### NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

National planning policy for England is set out in the Government's **National Planning Policy Framework** (NPPF). An update to the NPPF was published on 24 July 2018; this was subsequently superseded by a further update on 19 February 2019. Relevant policies to this planning application comprise the following:

- The overarching aim of the NPPF is to proactively deliver sustainable development to support the Government's economic growth objectives and deliver the development the country needs. Paragraph 8 states that "Achieving sustainable development means that the planning system has three overarching objectives...
  - An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
  - A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
  - An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."
- A core principle of the NPPF is to "...support the Government's objective of significantly boosting the supply of homes..." (Paragraph 59)
- Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, and that proposals that accord with an up-to-date development plan should be approved without delay.
- Paragraph 38 sets out that "Planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work with applicants to secure development that will improve the economic, social and environmental conditions of the area."
- Paragraph 91 states that planning decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible and enable and support healthy lifestyles.
- Paragraph 106 dictates that planning policies should support attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking.
- Paragraph 108 sets out that in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:
  - Appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
  - Safe and suitable access to the site can be achieved for all users; and
  - Any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- Paragraph 109 states that development should only be refused if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. All development will generate some movement that impact a network; Civic Engineers have set out this in their Transport Assessment.
- Paragraph 110 sets out that development should give priority to pedestrian and cycle movements, address the needs of people with disabilities, create places that are safe, secure and attractive, and be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations. This application follows guidance including the National Design Guide and National Model Design Code.
- Paragraph 118 states that planning policies and decisions should support development on under-utilised land especially if it meets identified needs for housing, whilst Paragraph 119 promotes effective use of land in meeting the need for homes...and ensuring safe and healthy living conditions.
- Paragraph 124 highlights that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- Paragraph 127 promotes development which:
  - Will function well and add to the quality of the area for the lifetime of the development;
  - Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
  - Are sympathetic to local character;
  - Establish or maintain a strong sense of place;
  - Optimise the potential of the site to sustain an appropriate amount and mix of development; and
  - Create places that are safe, inclusive and accessible and which promote health and wellbeing.
- Paragraphs 189 – 208 set out the framework for conserving and enhancing the historic environment. This planning application proposed to retain significant elements of the Grade II listed structures, including preserving damaged heritage assets where possible and enhancing their setting. Where some structures are beyond repair (e.g Weaver Sheds), they will be rebuilt to shadow the original form and massing. Where structures cannot viably be retained (see Mill Office Structural Report), materials will be reused and remnants retained as part of the public realm. Paragraph 208 requires Planning Authorities to assess '*whether the benefits of a proposal for enabling development...outweigh the disbenefits of departing from these (conservation) policies*'.
- Paragraph 213 sets out that due weight should be given to existing planning policies according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).
- The NPPF also promotes:
  - A requirement for development proposals and planning decision to make appropriate provision for climate change (paragraphs 149-154);
  - Seeking to avoid development in areas at high risk of flooding and ensuring development does not increase flood risk elsewhere (paragraphs 155-165);
  - Conserving and enhancing the Natural Environment (paragraphs 170-173);
  - Protecting and enhancing habitats and biodiversity (paragraphs 174-177); and
  - Ensuring appropriate consideration is given and measures put in place relating to ground conditions and pollution (paragraphs 178-183).

### 2.6 APPRAISAL OF PLANNING POLICY COMPLIANCE

#### PRINCIPLE OF PROPOSED DEVELOPMENT

The NPFF encourages the development of housing on under-utilised and previously developed sites. Local Policies build on this, with the allocation of the site within the Local Plan carrying significant weight as Kirklees have considered it to be suitable, available and achievable for residential development in line the NPFF. The proposed development is acceptable in principle as it will result in the re-use of a previously developed site for much needed new housing, and builds on previous Outline approvals for this use. The land use is compatible with its surrounding area and will make a contribution to the Council's supply of deliverable housing land supply. It is also located within a sustainable location and represents an efficient and effective use of land which is well served by local facilities within Newsome.

#### HOUSING DELIVERY

The proposal seeks consent for 78no. new residential dwellings and will make a meaningful contribution to Kirklees strategic objectives, delivering on its Housing Sites Allocation as being suitable, available and achievable. The delivery of housing is a national priority as set out in the NPFF. Planning permission for this development should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits of the proposal. The scheme is considered consistent with Core Housing Policies LP1, LP3, LP7, LP9 alongside Housing allocations LP65 (Local Plan ID HS43) and Section 5 of the NPFF, and should be granted permission without delay.

#### HERITAGE

Local Plan Policy LP35 sets out the context for dealing with heritage assets, backed up by NPPF Chapter 16. Due to the significant impact of the 2016 fire, not all elements of the Grade II listing are viable for retention. However, the significant benefits of sustainable development proposals and the retention of the majority of historic assets (before they deteriorate further) are considered to outweigh the disbenefits of removing structures that are beyond saving. Historic England and Kirklees Council Conservation Officer have been consulted and have visited the site. A Heritage Statement prepared by Ecus and Structural Report(s) by Bright Young Consulting supports this application and should be given weight alongside development proposals.

#### ECOLOGY & BIODIVERSITY

An Ecological Assessment has been prepared by Ecus to support this Planning Application. No issues are identified with the site and biodiversity recommendations will be incorporated. The proposed scheme is consistent with Core Strategy Policy LP30 and Section 15 of the NPFF.

#### ARBORICULTURE

An Arboriculture Assessment has been prepared by Ecus to support this Planning Application. Some planting will be removed as part of this development, but existing tree clusters within Kirklees Wildlife Habitat Network provide important screening and will be retained. The layout will be extensively landscaped (see Ecus drawings & Landscaping section of this statement) and proposals are consistent with Core Strategy Policies LP61, LP63 and Section 15 of the NPFF.

#### FLOOD RISK

A Flood Risk Assessment has been prepared to accompany this planning application. The site is identified in Flood Zone 1 and the sequential test of NPFF is deemed to be addressed. The scheme is consistent with Core Strategy LP27, LP28 and Section 14 of the NPFF.

#### ACCESS & HIGHWAYS

Civic Engineers have prepared a Transport Statement for the proposed development. The impact of traffic has been identified and proposed access roads have been suitably tracked. Parking and cycle provision is in line with Kirklees standards. No adverse impact on the surrounding network have been identified and the site is deemed to be a sustainable location for residential development). The layout supports behavioural change by promoting the reduction of vehicles through the site, creating walkable neighbourhoods safe from traffic and encourages walking/ cycling. The proposals are therefore consistent with Core Strategy LP24dii and NPFF Section 9.

#### OPEN SPACE PROVISION

A landscaped Garden is provided on the southern edge of the site, a high-quality on-site provision that will be accessible to the wider community. Private rear gardens are provided and the public realm is extensively landscaped and suitable as amenity. Proposals are consistent with Local Plan Policies LP61/LP63 and NPFF Sections 8/12.

#### ACOUSTICS

An Environmental noise study has been prepared by Environmental Noise Solutions (ENS). The majority of the site shows low level acoustic measurements and internal noise won't be in excess of acceptable limits for the majority of dwellings. On the Newsome Mill façades (see Appearance) where internal noise levels cannot be achieved with open windows, alternative ventilation strategies will be provided to ensure openable windows are not relied upon. The scheme is therefore consistent with Core Strategy LP52 and Section 15 of the NPFF.

#### POLLUTION AND CONTAMINATED LAND

Site Investigation reports are being submitted as part of the application and support the development of the site for residential use (Policy LP52).

#### SUMMARY

The Planning Application seeks approval for the development of 78no. residential dwellings on previously developed land in Newsome. The proposals will make a meaningful contribution to Kirklees future supply of housing and deliver on its Housing Sites identification of being suitable, available, and achievable. The proposal brings a number of benefits not just to new residents, but to the catchment area through the provision of high-quality amenity spaces on-site. Whilst there is some 'less than substantial' harm on Grade II listed heritage assets and not all Highways preferences can be accommodated, the benefits of the scheme significantly outweigh any adverse impacts. There are no clear reasons for refusing the proposed development, and Planning Permission should be granted without delay.