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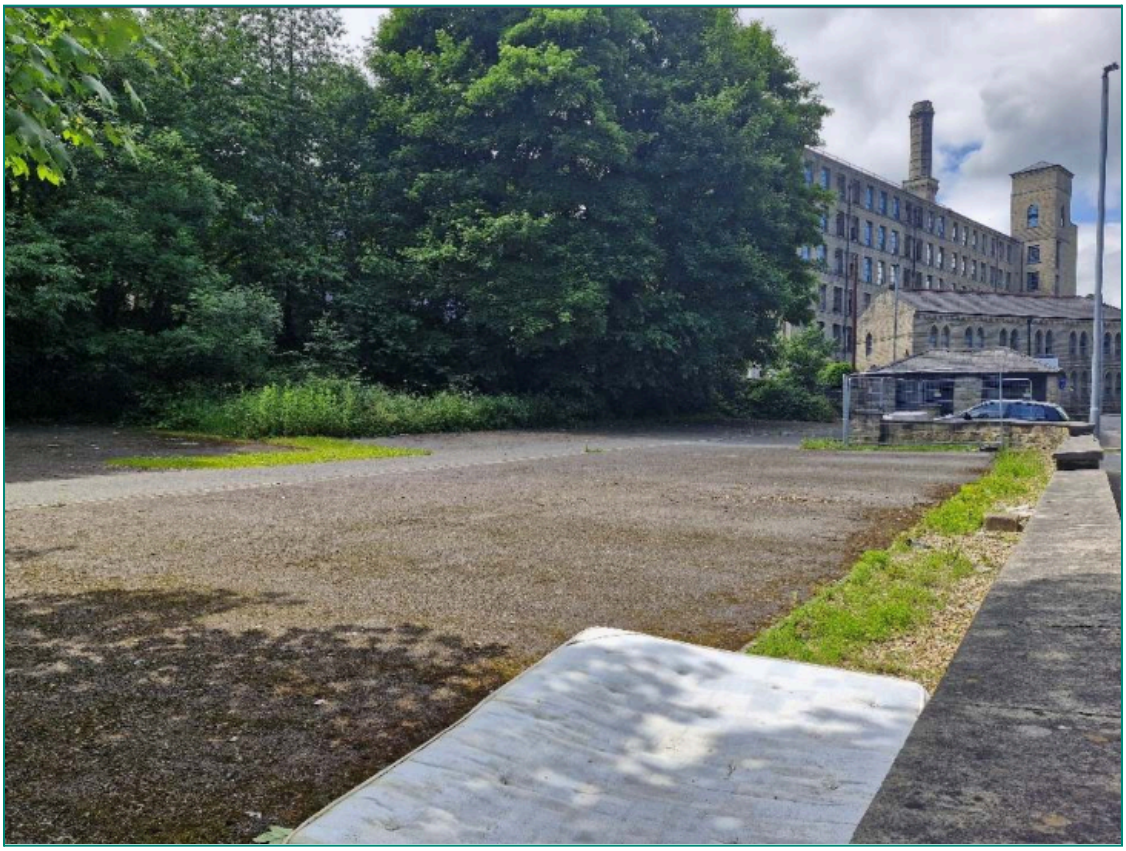
SUPPORTING STATEMENT

29th October 2024

Erection Of 5 Dwellings



Parkwood Mills, Grove Street, HD3 4TS

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants

on behalf of Virtu Homes

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1. THE APPLICATION SITE & SURROUNDING AREA

1.1. The application site refers to a former car park situated to the east side of the Parkwood Mills complex, located in a designated conservation area.

1.2. The surrounding mills, Listed Buildings, are historically significant, have largely benefited from conversion into residential apartments.

2. LISTING ENTRY

2.1. The below listing is in reference to the whole of the Parkwood Mill site.

2.2. 391/0/10012 GROVE STREET 04-DEC-02 Longwood Parkwood Mill

2.3. Integrated Room and Power woollen mill. Mid - late C19. For the firm of John Broadbent and Sons, and tenants. Coursed local gritstone, stone and slate roofs. Plain style with little embellishment- some sill bands, dentilled eaves.

2.4. The main buildings of the group are numbered 1 to 8… Mill 6: Completed by 1882. 4 storeys. Built parallel to and on east side of Stoney Lane. 18 bays altogether, rear stair / privy tower. Glazed slate roof. 7 Built with no. 6- southern section.

2.5. The small mill reservoir at the north-east corner of the site is shown on the 1893 25" O.S. map extending on the north side of the road, close to the Methodist Chapel. By 1872 there were 12 named concerns in the Mill Rent Book and by 1881 there were 14 tenants. By 1887 the tenants included spinners, manufacturers, one dry finisher. In November of that year the Broadbents acquired the finisher's company and it became the Longwood Finishing Company Ltd, shares remaining in the hands of the Broadbent family until 1910. Lockwood Mills closed in 2001. The mill is a complete and unique example of the development of a large Room and Power business which returned to single company ownership in World War I. The mill stands in the centre of Dodlee Longwood Edge conservation area, 1981. Associated buildings include the Methodist chapel and the stone built valley-bottom village , mill owner's house and cottages on the hill side.

3. PROPOSED DEVELOPMENT

3.1. The proposed development is to erect 5 dwellings, with associated parking and landscaping on the site of a previous car park.

3.2. A previous application has been approved under 2005/62/93391/W1 for the redevelopment of Parkwood Mills, including the approval for the change of use to this site to residential and the creation of 4 dwellings. The approved application has been implemented through the conversion of the adjacent mills and therefore that approval remains extant.

3.3. The current application differs from the extant consent for this site. The original approved application proposed 4 dwellings.

3.4. This proposal is for the erection of five 4 bed dwellings. The dwellings will be designed to be in keeping with the traditional historic mills surrounding the site.

3.5. This application is accompanied by the following:

- Plans (Including a location plan, proposed and existing site, elevation and floor plans)
- Preliminary Ecological Appraisal
- Heritage Statement
- Transport and Car Parking Statement
- Drainage Assessment and Report
- Arboricultural Impact Assessment

4. PLANNING HISTORY

2012/44/92491/W Discharge Of Condition 1, 2, 3, 4, 5 & 6 On Previous Permission 2011/91252 For Erection Of 16 Apartments (Modified Proposal To Part Implemented Scheme) **Split Decision**

2011/62/91252/W1 Erection Of 16 Apartments (Modified Proposal To Part Implemented Scheme) **Approved**

2005/62/93391/W1 Demolition Of Mill Buildings, Conversion Of Existing Mill Buildings To 159 Apartments And 7 Houses. Erection Of 4 Houses And 24 Apartments With Car Parking And Associated Works (Listed Buildings Within A Conservation Area) **Approved**

5. PLANNING POLICY

5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

5.2. The following national and local policies require consideration.

5.2.1. National Planning Policy Framework (NPPF):

5.2.1.1. Achieving sustainable development

5.2.1.2. Delivering a sufficient supply of homes

5.2.1.3. Making effective use of land

5.2.1.4. Achieving well-designed and beautiful places

5.2.1.5. Conserving and enhancing the historic environment

5.2.2. National Planning Practice Guidance (NPPG)

5.2.3. Kirklees Local Plan (adopted 27th February 2019), Policies:

5.2.3.1. LP1 - Achieving sustainable development

5.2.3.2. LP7 - Efficient and effective use of land and buildings

5.2.3.3. LP11 - Housing Mix and Affordable Housing

5.2.3.4. LP 24 - Design

5.2.3.5. LP 35 - Historic Environment

5.2.3.6. LP 52 - Protection and Improvement of Environmental Quality

6. ASSESSMENT

6.1. Local and National Policy Assessment

6.1.1. Section 2 of the Framework sets out the Government's objectives and policies that should be applied to proposals in order to achieve sustainable development. It discusses how *'achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways; an Economic Objective, a Social Objective and an Environmental Objective'.* This proposal meets these objectives independently and also when mutually dependent, such as the re-development of the existing site in an accessible location, which provides sustainably accessible employment opportunities which in turn will economically benefit the area while doing so in a sustainable manner, which wholly accords with achieving sustainable development.

6.1.2. Section 11 relates to making effective use of land. Within this section, paragraph 124 c) states that planning decisions should *give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.* The NPPF prioritises sustainable development, which this project achieves by repurposing an underutilised, previously developed site (carpark) rather than extending into greenfield areas. By focusing on an existing brownfield site, the redevelopment conserves natural land and reduces the need for urban sprawl, supporting a more sustainable urban growth model that enhances resource efficiency.

6.1.3. Given its location in a conservation area, the project will also benefit from the NPPF's emphasis on creating "well-designed and beautiful places" that blend functionality with aesthetic appeal. This aligns with Kirklees Local Plan Policy LP24, which mandates that new development should incorporate high standards of design to enhance the local area. Through careful design that respects and complements the character of the listed mills, the project can contribute positively to the visual appeal and cultural significance of the neighbourhood, reinforcing its heritage rather than detracting from it.

6.1.4. This proposal builds upon the original consent for the conversion of the parkwood mill site, which includes this car park and other buildings around the site. This previously approved application discussed the reasoning for the conversion, as it will enhance the historic environment of the mills. The conversion of the blocked off former car park will conserve and enhance the historic heritage of the surrounding buildings and the area, and will positively impact and enhance the desirability of the surrounding area. The implementation of the proposal for an increased number of residential dwellings and bedrooms will provide more housing, through maximising the housing supply. The siting of the proposed dwellings will not impact on the views of the surrounding mills and therefore the architecture of the surrounding area will be preserved.

6.1.5. Kirklees Local Plan policy LP1 describes how proposals must reflect the sustainable development contained within the Framework and the Local Plan. As discussed above, this proposal reaches the sustainable development policies set out in the NPPF, and it is discussed below how the proposal reflects the relevant local policies.

6.1.6. Additionally, the conservation and enhancement of the historic environment are core elements in both the NPPF and local policy LP35, which promote the protection of heritage assets in a way that allows for sympathetic development within and around historic areas. By adhering to these guidelines, the redevelopment can strengthen the identity of the conservation area, bringing a modern purpose to a site steeped in local history. This not only preserves the legacy of the mills but also provides a visually cohesive environment that attracts residents and visitors interested in the area's heritage.

6.1.7. LP 35 Historic Environment states that the development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm. The associated heritage assessment and report of this proposal has found that the proposed works are justified and would

have a positive impact on the wider Parkwood mill complex and the Conservation Area by improving the current negative appearance of the former car park and the immediate surroundings.

6.1.8. Please see the enclosed heritage report for further detailed information.

6.2. <u>Principle Of Development</u>

6.2.1. Location

6.2.1.1. The site is located within Longwood, in a conservation area as designated by Kirklees Council.

6.2.1.2. The majority of the surrounding area is residential in character, with part of Parkwood Mills having undergone recent redevelopment to improve the historic mills on site by renovating into residential apartments, as per the approved planning permission under 2005/62/93391/W1.

6.3. Housing Requirement

6.4. The Kirklees Local Plan identified a need for 1,730 new homes per year from 2013 to 2031. Local planning authorities are required to ensure there is a five-year supply of housing sites to meet this need. The housing need is determined based on demographic trends, economic growth forecasts, and government assessments, which emphasise providing a mix of housing types and tenures to meet the diverse needs of the population.

6.5. In The Housing Strategy 2018 - 2023 it has produced the delivery results of the housing supply, showing that only 67% of required housing had been provided between 2019 and 2022. In a statement produced in 2023, it was released that the authority monitoring report demonstrated a 3.96 years supply of housing land. In the absence of this five year supply, planning applications should be considered in the NPPF under paragraph 11, which grants permission subject to it reaching the necessary sustainable policies of the framework.

6.6. The new build utilises part of a brownfield site, which aligns with national and local policies prioritising the redevelopment of previously developed land. This approach reduces pressure on greenfield sites, supporting sustainable growth and aligning with the council's objectives of maximising the use of existing urban areas and providing necessary housing to help reach the required housing supply.

6.7. Project

6.7.1. Through local and national policy it is encouraged that residential development is done sustainably. The change of use of the former car park will enhance the previously developed land and its setting. This proposal for 5 dwellings, especially in light of the previous approval for four houses, can be assessed with attention to the additional storey and its impact on the conservation area and the surrounding listed mills. In conservation areas, especially those with nearby historic structures like listed mills, maintaining harmony in scale, massing, and architectural detail is essential. The addition of an extra storey on the

proposed dwellings has been designed carefully in order to not detract from the visual appeal of the area and its integration with the surrounding buildings.

6.7.2. This proposal will preserve and revitalise the redundant area, maintaining the area's cultural identity while providing much-needed housing. Reusing the existing site supports sustainable development by reducing the carbon footprint compared to new constructions and curbing urban sprawl. Additionally, redeveloping the site will eliminate blight and enhance the overall appeal of the area, making it a vibrant and desirable place to live while preserving the surrounding historical assets.

6.8. Neighbour amenity

6.8.1. The below site plan shows the car park situated between drive street and Stoney Lane, to the east of the Parkwood Mills complex

6.8.2. The proposed change of use of has been carefully designed to ensure that the development does not negatively impact the amenity of neighbouring properties and is not negatively affected by surrounding properties.

6.8.3. The layout and orientation of the proposed dwellings have been designed to prevent any overlooking of neighbouring properties or impact on the historical architecture of the surrounding mills . No windows will

directly face neighbouring homes, and where necessary, obscure glazing will be utilised to further mitigate any potential for overlooking.

6.9. Visual amenity

6.10. The proposed five dwellings, with their positioning slightly set back from the Grove Street frontage, are designed to allow for open views towards the historic mill complex when looking northwest. By setting the buildings back from the street, these views are preserved, helping to maintain the special architectural and historical qualities of the conservation area. This sensitive sitting respects the visual prominence of the mills, ensuring that the increased height of the dwellings does not obstruct key sightlines or dominate the existing skyline.

7. HIGHWAYS

7.1. A transport statement and report has been included as part of the submission for this application. The report has been completed by a qualified consultant. In the attached report, they state that there are no reasons as to why the development should be resisted on traffic or transportation grounds. This is due to the proposal according to the relevant national and local transport policies, the site being sustainable in terms of pedestrian links and networks, there are appropriate servicing and delivery provisions and the development will not have a detrimental impact on the local highway network. Therefore there should be no objections to this proposal from a highways perspective.

8. DRAINAGE

8.1. The attached drainage strategy report outlines that a viable sustainable drainage solution is achievable on site. It is proposed that surface runoff from the proposed development will discharge to the existing Yorkshire Water surface sewer, and storage of the impermeable areas will be provided in accordance with the requirements. This will meet the requirements of the NPPF, Environment Agency, Local Authority and United Utilities.

9. ECOLOGY

9.1. A PEA was carried out on the site which produced recommendations for protected species such as badgers and hedgehogs and the need for potential avian surveys if trees are to be removed. The required avoidance measures will be put in place in relation to these.

10. CONCLUSION

10.1. In conclusion, the current character of the site, which is a closed-off former car park, lacks aesthetic or historic value and does not contribute positively to the conservation area. Transforming this underused

space into thoughtfully designed dwellings, with careful attention to scale, height, and alignment with existing structures, offers a significant opportunity to enhance the character of the area.

10.2. By providing a high-quality design that remains subservient to the iconic mills, this redevelopment will positively impact the conservation area, transforming a presently unremarkable site into a visually cohesive and functional space that complements its historic surroundings.

10.3. Consequently, the application should be supported as it aligns with both heritage preservation objectives and modern development needs.

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Ref: Supporting Statement

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