



Statement of Community Involvement Proposed Residential Development at Cellars Clough, Marsden

Client:
CS District Ltd

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Report reviewed by:

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Director

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1. Introduction

- 1.1 This Statement of Community Involvement (SCI) has been prepared on behalf of the applicant, CS District Limited. The application seeks consent for a residential development comprising 75 dwellings (Use Class C3) with external amenity space, associated parking and access.

THE PROPOSALS AND CONTEXT

- 1.2 The site was formerly home to Cellars Clough Mills, which has since been demolished, leaving an area of cleared land. The wider area is predominately greenfield land. To the north of the site lies the Huddersfield Narrow Canal, while the River Colne is located to the south. To the east, there is open greenfield land, and to the west, the site of the former mill pond, which now serves as a fishing pond.
- 1.3 The proposal involves redeveloping derelict land and construction of four buildings at three stories comprising 75 dwellings (Use Class C3) with external amenity space, associated parking and access.
- 1.4 The description of development is:

‘Construction of residential development comprising 75 dwellings (Use Class C3) with external amenity space / landscaping, associated parking, access, and other associated works’

PURPOSE OF THE SCI

- 1.5 The purpose of this SCI is to outline the steps taken by the applicant during the preparation of the application to guide the final submission. This includes consultation with the Local Planning Authority (“LPA”) and engagement with the local community. Feedback received during this consultation period has been carefully considered and has informed the final design, as presented in this Statement.

STATEMENT STRUCTURE

1.6 The remainder of this Statement:

- **Section 2** – Summaries the Proposed Development
- **Section 3** – Outlines the Policy Background;
- **Section 4** – Statement of Community Involvement
- **Section 5** – Concludes by summarising the main points raised in this document.

2. Proposed Development

- 2.1 This section provides a summary of the proposed development. Further details are set out in the accompanying Design and Access Statement prepared by Citu.
- 2.2 The application seeks consent for a residential development comprising 75 dwellings. The proposed development includes shared outdoor amenity spaces and onsite parking. Further details on the proposed development can be found in the supporting Planning Statement, and Design and Access Statement.

3. Planning Policy

NATIONAL PLANNING POLICY

- 3.1 Current planning legislation and guidance emphasise the importance of community involvement, reflecting the planning system's role in serving the public interest and ensuring that development contributes to better living environments. The National Planning Policy Framework ("NPPF") encourages meaningful engagement with local communities. Paragraph 40 highlights this, noting that:

"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community."

- 3.2 Paragraph 43 highlights the importance of early pre-application engagement, noting that addressing as many issues as possible at this stage maximises the benefits for all parties. Statutory planning consultees are also expected to adopt a proactive approach, providing timely advice throughout the development process. This early and collaborative engagement supports local planning authorities in making efficient decisions, helping to minimise unnecessary delays and costs for applicants.

- 3.3 Paragraph 137 outlines the importance of considering early discussion between key stakeholders:

"Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should, where applicable, provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy, and should work closely with those affected by their proposals to evolve designs that take account of the views of the community."

- 3.4 The Localism Act places greater emphasis on engaging with local communities. In this context, the CLG's *Plain English Guide to the Localism Act* states:

"To further strengthen the role of local communities in planning, the Act introduces a new requirement for developers to consult local communities before submitting planning applications for certain types of development. This provides local people with the opportunity to comment while there is still genuine scope to influence and amend proposals."

KIKLEES COUNCIL – STATEMENT OF COMMUNITY INVOLVEMENT

- 3.5 The Kirklees Council Statement of Community Involvement, updated in March 2024, outlines how local communities and other stakeholders should be engaged in the consideration of planning applications.

4. Statement of Community Involvement

PRE-APPLICATION CONSULTATION

- 4.1 The applicant has undertaken extensive pre-application discussions with the LPA. Both the applicant and their professional advisors have sought to adopt a 'best practice' approach to both design and delivery. Pre-application discussions with Kirklees Council commenced in advance of the submission of the application and have informed the final design.
- 4.2 A pre-application meeting was held on 12.09.25, during which advice was provided by a number of consultees relating to the pre-application responses shared during the process. Additionally, a meeting with the LLFA was held on 08.09.25, which highlighted the need to revisit the scheme due to significant changes to the main river flood mapping published on 25 March 2025.
- 4.3 Given the scale of the scheme and its general compliance with plan policy, we are satisfied that an appropriately comprehensive process of pre-application consultation has been undertaken.

STATEMENT OF COMMUNITY INVOLVEMENT

- 4.4 As part of the preparation of this planning application, the applicant has undertaken extensive community engagement. This section outlines the approach taken to consultation, provides a summary of the feedback received, and explains how this feedback has informed the proposed development.
- 4.5 It is important to note that this application builds on a previously approved residential development for the site, with an increased number of houses. As the principle of residential development has already been discussed with the community through earlier schemes, engagement at this stage has been limited, with lower consultation uptake.
- 4.6 As part of the consultation process, 69 letters were sent to residents in the vicinity of the proposed development (see Appendix 1 for a copy of the letter). The letter included

details of the proposed scheme, an email address for submitting comments, and a link to a website providing further information on the proposal.

- 4.7 During the consultation period, two responses were received. The table below outlines the details of each response along with our corresponding reply.

Consultation response received	Applicant response
<i>"As residents, we have been cut off from accessing our nearest bus stop. As it was closed to the public because of the danger of collapse, in July 2023. The previous developers robbed all the stone from the mill pond, retaining wall. This caused the overflowing water from the lake to find its most direct route to the drain. This resulted in one of the footbridge supporting pillars to partially collapse. Also, our main water pipe is attached to this bridge and runs from the old mill site adjacent to the bridge to the wild cafe. This was cut off many times by the developers, and we were without a fresh water supply. I have had to cross this bridge at risk to myself to reattach the pipe with substantial zip ties. It would be nice to know what you intend to do with Fishers footbridge and the security of our water supply"</i>	In terms of the comments raised, it is proposed to replace the existing footbridge across our client's site with a new footpath. The intention is to divert the water supply through the scheme and connect to the existing route across the canal footbridge. This will be a new supply, connected into the new water mains on site. Citu will maintain the old supply until any switch over is ready. The final details will be agreed with water regulators.
<i>"The proposed plans look great as the current mill is obviously an eyesore. My only concerns would be that our property & garden (which runs down to the river) privacy & security is maintained and protected. We</i>	We appreciate your positive feedback on the proposed plans. In relation to your concerns regarding your property and garden, we can confirm that the development will incorporate secure boundaries and will be carefully

sometimes have people crossing the river to fish on our side of the bank – who then proceed to leave litter. It is also a concern having strangers on our garden as we have small children to consider. So with the increased footfall from your site this would be one of my concerns.”

designed to safeguard your privacy and security. We remain committed to ensuring that the proposed development integrates seamlessly with its surroundings.

5. Summary and Conclusion

- 5.1 In summary, this Statement of Community Involvement demonstrates that the applicant has actively considered and responded to the guidance set out in the NPPF and the Localism Act, as well as the requirements within the Kirklees SCI.
- 5.2 The applicant has taken a proactive approach to engage with the LPA and local community. Through a combination of pre-application discussions, and letter drop, the applicant has welcomed the opportunity to consider and respond to comments and queries from both the local authority and the wider community.
- 5.3 The feedback received during the formal pre-application enquiry has helped inform the design of the final scheme.
- 5.4 The applicant considers the engagement described in this Statement of Community Involvement to be a vital part of the development process. A transparent and collaborative approach to consultation will continue throughout the application process, alongside the statutory consultation requirements.

Appendix 1 – Consultation Letter

CITU

15th September 2025

Dear Neighbour,

Re: Public Consultation – Proposed Development at Marsden Island (Cellars Clough Mill Site)

We are writing to let you know about an exciting new proposal from Citu for the redevelopment of the former Cellars Clough Wool Mill site in Marsden.

Citu is a purposeful development company on a mission to create the most impactful places for our planet. We believe that tackling the climate crisis starts with rethinking how and where we live. By designing and building low-carbon neighbourhoods that foster strong communities, we aim to push the boundaries of sustainable development and inspire change across the industry.

We're excited by the potential this new site holds. Below you'll find information about the proposed development and how you can be involved in the consultation process.

About the proposal

The proposal is to create a new low-carbon neighbourhood of **75 energy-efficient homes**, a mix of 2, 3, and 4 bedrooms. These will be built using modern sustainable construction methods, designed to reflect the industrial heritage of the site while creating a vibrant, contemporary community.

Key features include:

- The development is intended to meet the highest standards of design, which will enhance local character, be of high architectural quality and integrate with the surrounding community.
- The development will deliver 75 new homes. With a mix of 28 2-beds, 38 3-beds and 9 4-beds.
- Access to the development and neighbours at the Wild Café and Coach House Healing & Wellbeing Centre will be improved via a connection directly to both Manchester Road and the towpath.

The site is currently vacant but has planning consent for residential use. Our design builds on this, aiming to regenerate the area in a way that benefits the local community and supports Kirklees' vision for a more sustainable Marsden.

Have your say

We value your thoughts on the proposals and would like to invite you to share your feedback. Please share this with us via email info@zerum.co.uk by 30th September 2025.

You will be able to see all further details on our website www.marsdenislanddevelopment.co.uk.

Following this consultation, we will review all feedback before finalising our planning submission.

Thank you for taking the time to engage with this process.

Yours sincerely,

Citu

