

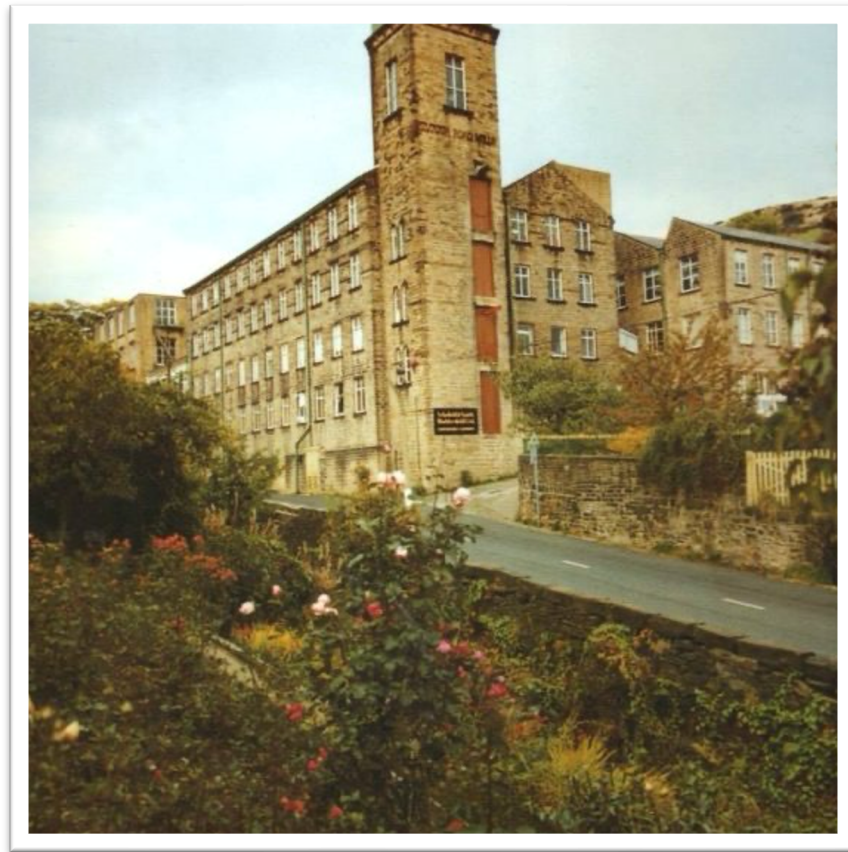
**PROPOSED RESIDENTIAL DEVELOPMENT**

**CLOUGH ROAD, SLAITHWAITE**

**FOR**

**S B HOMES LTD**

**PLANNING STATEMENT**



**S B Homes Ltd  
Empire House  
Lewisham Rd  
Slaithwaite  
Huddersfield  
HD7 5AL**

## **PLANNING STATEMENT**

**Site :** Clough Road, Slaithwaite, HD7 5HY.  
**Client:** S.B.Homes Ltd  
**Project :** Proposed development of 33 No dwellings consisting of 18 houses and 15 apartments and associated new road layout, footpaths, parking and landscaping.

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## 1.0 INTRODUCTION

This Planning Statement has been prepared in support of the full Planning Application for the proposed residential development consisting of 33 dwellings off Clough Road, Slaithwaite. This statement describes the justification for the proposed development. The Appendices at the end of the statement contain the schedule of application drawings, and the various reports and assessments required under this application.

## 2.0 CONTEXT

### 2.1 History

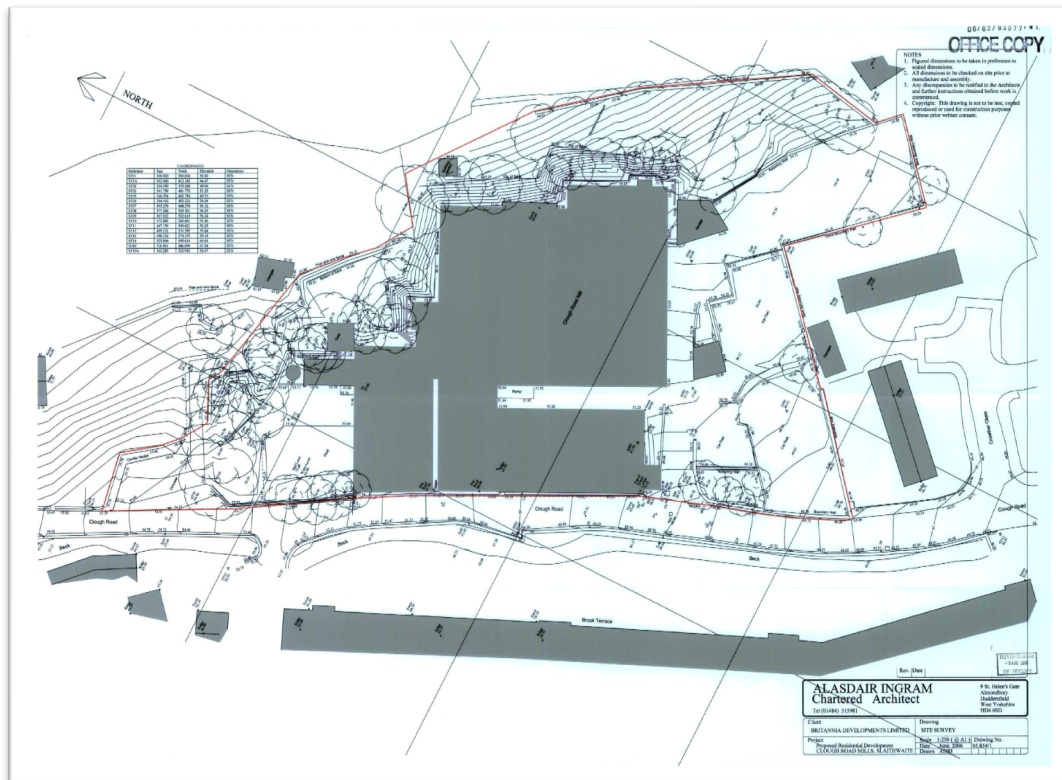
The site is the former Clough Mill which closed around 2008. The mill complex contained a range of up to 5 storey traditional mill buildings along with a substantial tower adjacent to Clough Road. The Mill was damaged by fire in February 2012 which led to its subsequent demolition.

The former Mill buildings established a strong boundary along Clough Road which is typical of many settlements and buildings within the Colne Valley area.

#### Clough Mill:



## Block plan of Clough Mill - showing extent of mill buildings:



## 2.2 Physical – Site and Surroundings

The site is brownfield and is located to the northern side of Slaithwaite, approximately 1km from the centre. Huddersfield is approximately 6km to the east.

The site is situated in a valley off Clough Road. Mill cottages are located to the western side of Clough Road and trees to the east. To the south of the site is Crowther Close which is a mix of houses and bungalows set within a street scene consisting of courtyards and hammerheads.

Trees create a strong boundary along the eastern edge of the site. Further east and north, beyond the trees, are open fields with dry stone walling along with a public footpath extending north/south and linking back towards Slaithwaite.

Clough Road runs along the western boundary of the site.

## 2.3 Social

The re-development of this brownfield site for residential use responds to the current housing shortage and would contribute to the release of existing housing stock. This development includes a mix of unit types including 3 and 4 Bedroom houses and 15 No apartments, all together providing a good, varied mix of dwellings.

The scheme is positioned within walking distance of Slaithwaite centre and easy access to a well-served bus route along Clough Road. Slaithwaite Train Station is only a short walk away.

It is considered that the impact on local residents will be minimal. Access is taken from the existing Clough Road along with parking for the new dwellings and visitors in accordance with Kirklees Design guidelines.

From a visual perspective, it is considered that the regeneration of this brownfield site will have a positive impact locally and the design itself will compliment the surroundings.

## **2.4 Economics**

The development of the site as residential, would benefit the local economy bringing more people into the village who have the opportunity to access the local services. The new dwellings will have a positive impact on Council tax contributions.

SB Homes employ local people, trades and subcontractors which will also generate a positive economic impact – both during and post the construction phase of the project.

## **2.5 Planning Statement**

The proposed development is located on a brownfield site in a sustainable location. The site is well served by public transport services with adjacent bus stops and being within walking distance of Slaithwaite Railway Station.

The thriving Slaithwaite village centre is within a short walking distance where shops and services are readily located.

There are no policies in the NPPF that indicate that the development should be restricted. The requirement for more housing, the sites brownfield nature and highly sustainable location means the site is considered to satisfy current local and national planning policy guidance and supports the re-use of previously developed land.

## **2.6 Planning History**

### 2006/93077

DEMOLITION OF EXISTING MILL BUILDINGS AND ERECTION OF 94 APARTMENTS AND ASSOCIATED PARKING

Validated – 09/08/2006

Withdrawn – 25/01/2007

### 2007/90976

CHANGE OF USE AND ALTERATIONS TO CONVERT EXISTING MILL BUILDING INTO APARTMENTS AND ERECTION OF TWO NEW APARTMENT BLOCKS, TO FORM 74 APARTMENTS IN TOTAL

Validated – 04/04/2007

Approved – 07/01/2008

### 2010/92881

Extension of time limit for implementing existing permission number 07/90976 for change of use and alteration to convert existing mill into apartments and erection of two apartment blocks to form 74 apartments in total

Validated – 07/10/2010

Approved – 12/01/2012

### 2023/90157

Erection of residential development comprising 23 dwellings with associated car parking and formation of new access

Validated – 17/01/2023

Withdrawn – 25/03/2025

## **2.7 Statement of Community Involvement**

SB Homes operate an open and transparent engagement policy across the business, including regular and positive neighbour engagement throughout the planning and construction stages of their projects.

The target area for a letter/leaflet is the neighbouring properties along Clough Road and Crowther Close to the south.

Responses and comments are made to a central email account '*planning@sbhomes.co.uk*'

## **2.8 Affordable Housing Element**

Plots 1 to 18 and 26 to 33 are allocated as Market Housing.

Plots 19 to 25 (GF & FF Apartments) are allocated as Affordable Housing.

Total - 33 units of which 20% (6.6 rounded up to 7) are Affordable Housing

The Affordable Homes are proposed for affordable rental and will be managed and run via S B Homes rental company; up to 80% of the open market rent and to qualifying people.

## **3.0 DESIGN DEVELOPMENT**

Refer to the Design and Access Statement prepared by Parker Peel Architects.

### **3.1 Design Concept - Clough Mill**

The design of the layout and apartment complex has been based upon the previous Clough Mill buildings. This attempts to create a strong and well-defined frontage to Clough Road reminiscent of the sites history and the vernacular throughout Slaithwaite and across the Colne Valley area.

### **3.2 Public Realm, Permeability and Pedestrian Access**

S B Homes has worked with the architect to create a separate and central pedestrian access point from Clough Road to the centre of the site. This also creates a landscaping opportunity along the Clough Road frontage in this location.

### **3.3 Access to Slaithwaite Town Centre**

The site is within walking distance of Slaithwaite Town Centre.

### **3.4 Impact on surrounding uses.**

It is considered that any impact to the surrounding dwellings will be minimal. The new houses and apartment block will sit below the tree belt to the east.

The apartment façade has been created as a recognition to the sites industrial heritage past.

### **3.5 Vehicle Access and Car Parking**

A new highway access to Clough Road is proposed towards the centre of the site as per the location on the layout plans.

Parking is provided as indicated on the layout and in accordance with Kirklees Highway Design Guide.

All parking is overlooked by dwellings.

Cycle storage will be provided at ground floor level within the apartment element.

## **4.0 DEVELOPMENT LAYOUT**

### **4.1 Accommodation**

4 Bedroom houses - 4 No. (Units 12, 16, 17 and 18)

3 Bedroom Houses (mid) – 6 No. (Units 2, 5, 6, 9 14 and 15)

3 Bedroom Houses (end) – 8 No. (Units 1, 3, 4, 7, 8, 10, 11 and 13)

2 Bedroom Flats – 15 No. (Units 19-33)

**Total Dwellings 33 No.**

### **4.2 Materials for Buildings**

Refer to the Design and Access Statement prepared by Parker Peel Architects.

### **4.3 Landscaping and Highways**

Roads will be at 5.5 metre width with 2.0 metre width footpaths.

Materials for roads will be tarmac and driveways will be tegula type setts.

### **4.4 Access**

Vehicle access is via Clough Road as indicated on in the drawings.

A central pedestrian access has also been created to allow for additional ingress/access and landscaping area.

### **4.5 Refuse Collection**

Adequate turning heads have been provided to accommodate an 11.850 metre long refuse vehicle. Bin stores and collection points are provided to each dwelling. Communal bin stores are provided for the flats.

All locations are within approved distances from front doors and the public highway.

### **4.6 Health Impact Statement**

Sustainable Community, Health, Well-being and Recreational Provision.

With respect to travel distances in relation to adjacent public transport routes, all accommodation is within easy walking distance, with bus stops located along Clough Road accessed by footpaths from the site.

On other issues of travel distance the site offers direct access, for the pedestrian and cyclist, to the Village Centre with its range of local shops, library, churches, (bus and train) and arts and leisure opportunities within Slaithwaite, and would therefore encourage less use of short car trips.

The development of new homes can make a considerable contribution to the socio-economic structure of the town, the inference being that a proportion of the 'new' population would work locally, shop locally and spend leisure time locally, taking advantage of a central location with all its amenities within walking distance.

All of the residential units will be designed to a good level of natural day-lighting, with well-placed and appropriately sized windows orientated towards natural sunlight. All houses are provided with external garden space and the flats have access to communal external areas and/or gardens. In addition, the site benefits from surrounding public footpaths with access to open land to the north and east.

The Development offers defined pedestrian routes and controlled vehicular access which combine to provide a safe, healthy and attractive environment for residents and visitors alike.

#### **4.7 Crime Impact Assessment**

The Secure By Design principles that have been addressed in the formulation of the design proposals are set out below:-

- Maximises the opportunity for natural surveillance along all frontages
- Active frontages – orientation of habitable rooms looking onto the street, parking areas and courtyard to maximise surveillance.
- Defensible space in the form of private amenity.
- Control boundary treatment relative to location – screen walls, landscaping, and natural levels.
- Well positioned good quality lighting to provide illumination and offer security on routes within the courtyard and parking areas.
- Control movement by careful consideration of the permeable routes within the development.
- Secure access doors to communal residential areas.

#### **4.8 Flood Risk**

The site is outside the flood risk areas requiring any mitigation measures. Surface water drainage has been designed to provide sufficient attenuation to reduce flows into the existing drainage system. These proposals are included in Haigh Huddleston's Flood Risk Report and Engineering Feasibility.

#### **4.9 Ecology**

A Preliminary Ecological Appraisal has been completed by JCA Arboricultural & Ecological Consultants. Potential impacts, mitigation and compensatory recommendations are included in the report.

Proposed enhancements include nest boxes, swift and sparrow boxes, bat boxes, holes within fencing (to allow hedgehogs to move freely), bee bricks and tree/flower planting can be incorporated into the scheme in consultation with the local authority's ecology officer.

The preferred location being the woodland area to the east of the site which provides a significant opportunity to offset any ecological impact.

#### **4.10 Trees**

The design has focused on protecting, retaining and enhancing the existing trees on the site. Retained trees will be managed to create acceptable levels of safety and accessibility. These actions will also promote tree health and viability and will maximise the potential of the landscape.

The overall impact as indicated in the Arboricultural Impact Assessment is low and the proposals will provide compensatory tree planting and landscaping areas.

#### **4.11 Public Open Space**

Due to the challenging topography and technical considerations associated with the site there is no provision for Public Open Space within the design. As such, a financial contribution is proposed (secured via a S106 Agreement) in lieu of this.

### **5.0 CONCLUSION**

In conclusion it is considered that the proposed development, due to its relationship with the site, its surroundings and sensitive design approach offers a good opportunity to provide a much-needed variety of housing in the local area and the re-use of a brownfield site.

### **6.0 SCHEDULE OF INFORMATION**

#### **Appendix A** Application Drawings.

Location Map - 2517-SI-01: @1:1250  
Updated Site Layout Plan – 2517-SI-02 Rev E @ 1:500  
Boundary Treatments Plan – 2517-SI-03 @ 1:500  
Materials Plan – 2517-SI-04 @ 1:500  
Planning Layout – 2517-SI-05 @ 1:500  
Existing Topographical Plan – 2517-SI-06 @ 1:500  
Streetscenes – 2517-SS-01 @ 1:200  
Housetype Booklet - 2517-HT-01  
Haigh Huddleston – Engineering Feasibility 8187\_001B

#### **Appendix B** Reports

Parker Peel – Design and Access Statement  
JCA – Preliminary Ecological Appraisal Report: 22934/RPS 13/10/2025  
Haigh Huddleston – Geo-environmental Ground Investigation Report (Phase 1 and Phase 2 Combined): E258187/R002 Nov 2025  
TPS – Transport Statement: P2263 Nov 2025  
TPS – Proposed Layout Design Review: D – 1001 7/10/2025  
Iain Tavendale Arboricultural Consultant – Tree Survey: Inspected 26/6/2025  
Iain Tavendale Arboricultural Consultant – Arboricultural Impact Assessment: December 2025  
Iain Tavendale Arboricultural Consultant – Survey No Shadow: December 2025  
Iain Tavendale Arboricultural Consultant – Survey Shadow: December 2025  
Haigh Huddleston - Flood Risk Assessment: E25/8187/FR01  
Mr S Mitchell – Climate Change Statement

29th January 2026