

18 March 2026

CROW0001

Mr Victor Grayson  
Planning & Building Control  
Kirklees Council  
Civic Centre III  
Market Street  
Huddersfield  
HD1 2JR

Dear Victor

### **New Mills, Marsden**

**Redevelopment of Mill complex of 11,584sqm for mixed use development, including building demolition, site clearance, site remediation works, the removal of buildings and floor slabs to open up the River Colne, repairs to retained buildings; conversion of ground floor of western mill to Class E (food and non-food retail, restaurant and cafe); new buildings providing light industrial / R&D uses (limited to Use Classes Eg(ii)(iii)), and the alteration and repair of an office building (Use Class Eg(i)) the creation of a new public square and associated hard and soft landscaping, circulation and servicing space, car parking and ancillary structures.**

Further to our discussions on this site, I am pleased to submit a planning application for the redevelopment of New Mills. The application is submitted by Crowther Bruce and Company Limited.

The application comprises:

- The relevant forms and certificates, provided on the Planning Portal under PP-14575909
- The following plans prepared by KPP Architects:
  - 2197-02 2000 Location Plan
  - 2197-02 2001 Existing site plan
  - 2197-02 2002 Existing basement plan
  - 2197-02 2003 Existing ground floor plan
  - 2197-02 2004 Existing upper ground plan
  - 2197-02 2005 Existing first floor plan
  - 2197-02 2006 Existing second floor plan
  - 2197-02 2007 Existing third floor plan
  - 2197-02 2008 Existing roof plan
  - 2197-02 2009 Existing elevations - sheet 1
  - 2197-02 2010 Existing elevations - sheet 2
  - 2197-02 2011 Existing site sections

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- 2197-02 2012 Parameters plan
  - 2197-02 2013 Proposed masterplan
  - 2197-02 2015 Demolition sequencing plan
  - 2197-02 2016 Construction phasing plan
  - 2197-02 2017 Demolition site plan
  - 2197-02 2018 Demolition elevations - sheet 1
  - 2197-02 2019 Demolition elevations - sheet 2
  - 2197-02 2021 Phase 1 site plan
  - 2197-02 2022 East Mill - phase 1 works
  - 2197-02 2023 West Mill - phase 1 works
  - 2197-02 2024 Building A - phase 1 works
  - 2197-02 2025 Building A - plans and elevations
  - 2197-02 2026 Building B - floor plans
  - 2197-02 2027 Building B - elevations
  - 2197-02 2028 Building B - typical section
  - 2197-02 2029 Building C - floor plans
  - 2197-02 2030 Building C - elevations
  - 2197-02 2031 Building C - typical section
  - 2197-02 2032 East Mill - indicative floor plans
  - 2197-02 2033 West Mill - indicative floor plans
  - 2197-02 2034 East Mill - indicative elevations
  - 2197-02 2035 West Mill - indicative elevations
  - 2197-02 2036 West Mill - phase 1 south gable works
  - 2197-02 2038 Proposed site sections
  - 2197-02 2039 Boundary elevations plan
  - 2197-02 2040 Boundary elevations - sheet 1
  - 2197-02 2041 Boundary elevations - sheet 2
  - 2197-02 2042 Boundary elevations - sheet 3
  - 2197-02 2043 Boundary elevations - sheet 4
  - 2197-02 2044 Boundary elevations - sheet 5
  - 2197-02 2045 Boundary elevations - sheet 6
- The following plans prepared by Planit:
    - 3927-PLA-XX-XX-DR-L-0001 Landscape Masterplan Phase 1 Masterplan
    - 3927-PLA-XX-XX-DR-L-0003 Landscape Masterplan Tracking Overlay
    - 3927-PLA-XX-XX-DR-L-1000 General Arrangement Hardworks
    - 3927-PLA-XX-XX-DR-L-1001 General Arrangement Edges
    - 3927-PLA-XX-XX-DR-L-2000 General Arrangement Softworks
    - 3927-PLA-XX-XX-DR-L-3000 General Arrangement Strategic Levels
    - 3927-PLA-XX-XX-DR-L-3001 General Arrangement Gateway Section Arrival Space off Brougham Rd
- The following plans prepared by PWP:
    - PWP-847-DR-L-0001-00 Illustrative Outline Landscape Masterplan
    - PWP-847-DR-L-0002-00 Sections Sheet 1 or 2
    - PWP-847-DR-L-0003-00 Sections Sheet 2 of 2

- The following plans prepared by Dudleys:
  - 23421-100 P03 Drainage Strategy
  - 23421-102 P01 Existing Impermeable Areas
  - 23421-103 P02 Proposed Impermeable Areas
  - 23421-129 P03 Flood Exceedance Route
  - 23421-130 P02 Flood Zones
  - 23421-155 P02 Levels Strategy
  
- Design and Access Statement, prepared by KPP Architects
- Phase 1 Landscape Design Statement, prepared by Planit
- Site Landscape Strategy, prepared by PWP
- Heritage Assessment, prepared by Bowman Riley
- Transport Statement and Travel Plan, Prepared by Via
- Flood Risk Assessment and drainage strategy, prepared by Dudleys
- Ground Conditions Assessment and Ground Gas Risk Assessment, prepared by Solmek
- Sustainability Statements, prepared by Orbis
- Noise Report, prepared by Dragonfly
- Air Quality Assessment, prepared by TetraTech
- Ecology Report and Biodiversity Assessment, prepared by Futures Ecology
- Bat and Barn Owl Surveys, prepared by Lucian
- Arboricultural Review, prepared by JCA
- Site Waste Management Plan, prepared by RPP
- Structural Surveys, prepared by Dudleys
- Timber Surveys, prepared by Floyd Consulting
- Viability Assessment, prepared by DHP
- Statement of Community Involvement, prepared by Royal Pilgrim
- Flood Risk Sequential and Exception Test, prepared by Sheppard Planning
- Main Town Centre Uses assessment, prepared by Sheppard Planning
- Planning Statement, prepared by Sheppard Planning
- This covering letter

As you know, this proposal has been subject to extensive pre-application advice and public consultation, and the applicant is entering a PPA with the Council.

The planning merits of this proposal are discussed in more detail in the planning statement. However, it is clear that there is considerable public and political support for the regeneration of New Mills.

This site is highly constrained and is continuing to deteriorate. This application aims to find an appropriate balance between a number of factors- the most important being heritage, highways and viability. By necessity, this application presents a compromise.

The project benefits from considerable public funding already, but this is not adequate to address the increasing costs presented by the site conditions and general inflation in construction costs. It has been necessary to phase the project to ensure that the existing funding is directed towards saving the most important assets whilst also delivering some positive economic outputs. It is expected that the

remaining viability gap can be bridged by other fund raising measures- whether that be further public funding or sales of distinct elements of the project.

Accessing the site is also a challenge. The surrounding road network is narrow and constrained by on street parking. The retention of the two main mill buildings with their towers creates a tight environment within the site that limits visibility for vehicles, and considerable demolition will be needed to access the site for both construction purposes, and when the site is operational. This means that some demolition of the mill buildings is needed where it would have been preferable to keep those structures. However, the approach adopted has focussed on achieving a safe environment and maintaining the structures which make the most significant contribution to the conservation area.

Finding a solution that works on all fronts for this site has been a challenge. However, this application focusses on an outcome that the applicant considers represents the best balance achievable in this case.

It is also worth noting that there is no option to not progress a proposal on this site. There is considerable public desire to see this site improved, not least because it will make the surrounding area safer due to the failing condition of some structures on the site. However, if works are not progressed this will mean that public funding will be lost and the buildings will become so insecure that the only option is to remove them entirely. This application seeks to avoid that outcome- in order to preserve as much of the heritage of this site as is possible, and to secure the considerable benefits that this application can deliver. These are set out in detail in the planning statement but in outline comprise:

- Increased housing delivery
- Socio-economic benefits, including job creation, support to local businesses and construction jobs
- Providing additional services and facilities for nearby houses and businesses, reducing the need to travel out of Marsden for basic local needs- including providing new commercial space to allow existing retailer and service providers to expand in a central location
- Re-use of un-used, derelict brownfield land
- Health and safety improvements through addressing building repair issues
- Carbon reductions and efficiency through retention and reuse of heritage assets
- Visual improvement of a key central site in Marsden
- Deculverting of a Main River, with flood and environmental benefits
- Biodiversity Net Gain significantly beyond policy requirements provided on site, a gain of around 271%.
- Improved place making, open space provision, new public realm and circulation around Marsden
- Retention of original materials, structures and references to original structures in the detailed landscaping proposals.

- Encouraging car free living

We consider that this application will deliver major positive change for Marsden. It accord with the Local Plan allocation for the site and considerable work, from both the Council and applicant team, has gone into achieving the balanced approach presented in this application.

We would welcome the opportunity to discuss the application once you've had time to consider the proposal further. If there is anything else you need for validation purposes, please do let me know.

Yours sincerely

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Director

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