

# Robert Halstead

Chartered Surveyors & Town Planners

N.C. Willock MRICS MRTPI

Office G of H, Bridge Mills, Huddersfield Road, Holmfirth, HD9 3TW

Tel: 01484 686322 e mail: [nick@roberthalstead.co.uk](mailto:nick@roberthalstead.co.uk)

Planning      Development

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Planning and Development  
Growth and Regeneration  
PO Box 1720  
Huddersfield  
HD1 9EL

22<sup>nd</sup> May 2026

## **APPLICATION TO DISCHARGE PRE-COMMENCEMENT CONDITIONS FOR REDEVELOPMENT AND CHANGE OF USE OF FORMER MILL SITE TO FORM 19 RESIDENTIAL UNITS**

**HINCHLIFFE MILL, WATER STREET, HOLMBRIDGE, HOLMFIRTH, HD9 2NX**

**LPA REF: 2026/90162**

Dear Sir or Madam,

Following the decision on an earlier 'Discharge of Conditions' application reference 2025/93383, this application seeks again to discharge Conditions 4, 5 (revised details), 6, 9d, 10, 15, 18 (due to a revised plan only), 20, 22, 24 and 31 on the above planning permission.

The reasons certain aspects of the relevant conditions were refused are detailed below, together with the applicant's responses.

**Please note that previous information relevant to specific conditions is re-submitted for completeness, unless superseded by a revised plan / document. Please could the LPA also ensure the relevant consultees assess the details submitted in conjunction with this covering letter for completeness.**

Condition 4 states:

*4) Prior to the commencement of the development, the following details relating to design and appearance shall be submitted to and approved in writing by the Local Planning Authority:*

- a) Samples of external masonry (walling stone and ashlar) in the form of a sample panel showing coursing and pointing to be inspected on-site;*
- b) External material samples (photographic imagery) for all dwellinghouses (mill conversion and new-build), including but not limited to the proposed roofing, soffits, fascias and drainage runs;*
- c) Window and external door design schedule in the form of annotated 1:20 elevations and 1:5 sections, to include details of locations of the window designs within the elevations, their material, colour, and fixed/opening configurations. The details must be submitted for the fenestration in both*

*the mill conversion (inclusive of the loading doors), and new-build dwellings (including details of the projecting window features);*

*d) Design of roof lights including patent glazing and conservation styles, where applicable, in the form of annotated 1:20 elevations and 1:5 sections; and*

*e) Heritage architect report setting out how internal and external heritage features (including but not limited to the cast iron structural pillars, pulley mechanisms, loading doors) are to be retained, exposed and restored alongside any internal floor plan alterations to enable such works.*

*The development shall be implemented in accordance approved details.*

**Reason:** *To ensure appropriate standards of design whilst maintaining the heritage significance of the mill and the wider Hinchliffe Mill Conservation Area in accordance with Policy 3 of the Holme Valley Neighbourhood Development Plan and Policy LP35 of the Kirklees Local Plan.*

**Submission to discharge this condition:**

- 1) Sample panel (to be viewed on-site)
- 2) Materials Schedule Issue 05 – Heneghan Architecture (also for Conds 6 and 22)
- 3) Mill Elevations Working Drawing - Heneghan Architecture
- 4) Window and Door Cross Sectional Details - Heneghan Architecture
- 5) Heritage Architect Report Revision B – Mark Hide Associates

**Previous officer comments:**

- 1) *(Samples of external masonry)* “To date, officers have not asked to inspect a sample panel on-site. It would not be appropriate to construct and inspect a sample using the external materials currently proposed by the applicant at this stage, as there are concerns regarding the proposed use of tumbled and “lightly aged” (which is understood to involve dyeing, which is not considered acceptable) walling stone. Furthermore, details of the source (quarry) of the proposed ashlar stone should be confirmed by the applicant, as should details of the reclaimed stone that would be used on the retained mill building.”

*(Further comments received in email 14/5/26)* “Non-dyed natural stone should be used. We are firmly of the view that this development would look much better if the stone was not tumbled, however we would not recommend a refusal if tumbled stone was proposed.”

**Applicant’s Response:** The dyeing effect is removed as per the submitted details, however the applicant would prefer to maintain the proposal for 140mm tumbled stone throughout, at it is considered to be more in keeping with the character and appearance of the mill building (as opposed to new course natural stone).

- 2) *(External material samples (photographic imagery) for all dwellinghouses (mill conversion and new-build), including but not limited to the proposed roofing, soffits, fascias and drainage runs).* “In addition to the concerns set out above, KC Conservation and Design made the following comments on 20/03/2026 regarding the proposed external materials:

- Slate – Details of the source (quarry) are required.
- Rainwater goods – It would be preferable if the materials used on the new dwellings were consistent with those to be used on the retained mill building. Metal (iron or aluminium) would be preferred instead of PVC.”

**Applicant’s Response:** The proposed slate is Westland Graphite Brazilian Slate (7-9mm). This has been used successfully on other local projects such as Fairfield’s House, Shaw Lane

Hinchliffe Mill (2023/62/90103/W0 – see below). In addition to the Materials Schedule provided, a sample may be inspected on site.

For the rainwater goods, the existing cast iron gutters on the mill building will be refurbished with a black painted finish. The existing downpipes to be replaced with new cast downpipes.

The proposed new dwellings are proposed to have black aluminium gutters and downpipes.

No soffits or fascias are proposed.



- 3) *(Window and external door design schedule in the form of annotated 1:20 elevations and 1:5 sections etc).* “The loading doors / windows for the retained mill building as detailed in the Window and Door Details drawing (Heneghan Architecture, 2559-0403, rev P01, 01/12/2025) are considered acceptable, however for the other windows, entrance doors and French doors shown on the same drawing, the approach is not accepted. The designs of those windows and doors should be amended and simplified to be more reflective of the design and history of the retained mill. There should also be more consistency between the four designs included in this drawing.”

“Clarification is needed regarding the 7-page untitled, unreferenced document detailing windows and doors, and regarding where each of the illustrated windows would be installed. Annotations to, photographs in, and cross-referencing between both the above-mentioned drawings would assist in explaining the proposals.”

*(Further comments received in email 14/5/26)-* “Re: windows and doors to the converted mill, the design of the existing windows (see snip below, showing a single wide pane over four square panes) should be replicated, with glazing bars kept as slim as possible. Either the top pane can be openable (top hung), or the lower four panes can be openable (side hung on both sides, and please note we have no strong view on whether they are inward- or outward-

opening), but a consistent approach to openings should be applied across an elevation. The entrance doors and French doors for the converted mill should follow the same pattern of glazing bars and method of opening.”

**Applicant’s Response:** The required scale cross sections are provided within the submission documents.

The plans have been revised to simplify the design and provide more consistency as requested. An elevations plan of the mill building accompanies the application so that the various designs can be cross-referenced.

We have carefully considered the LPA’s request to maintain a single wide pane over four square panes, however we feel the six-pane design would be more suitable and is referenced elsewhere in Hincliffe Mill, for example on the largest of the mill building at nearby Yew Tree Mills on Woodhead Road (see photo below).

Moreover, six pane windows were supported by the Conservation officer in relation to the previous approval 2010/91518 (see Nigel Husnston comments in consultations tab).

Powder coated aluminium windows and external doors, finished in Black Grey RAL 7021, are proposed to be used for the mill building.

Further details will follow this submission regarding the new build windows and doors.



- 4) *(Design of roof lights including patent glazing and conservation styles, where applicable, in the form of annotated 1:20 elevations and 1:5 sections).* “The proposed Velux rooflights are not conservation-style products, and are not considered acceptable for this site. To accord with the requirements of the condition, conservation-style rooflights are required, and these need to be shown in annotated 1:20 elevations and 1:5 sections, as is required by condition 4. The external materials (and their RAL colour) should also be confirmed.”

**Applicant's Response:** Conservation rooflights are now proposed as per the enclosed details, with annotated cross sections.

- 5) *(Heritage architect report setting out how internal and external heritage features (including but not limited to the cast iron structural pillars, pulley mechanisms, loading doors) are to be retained, exposed and restored alongside any internal floor plan alterations to enable such works). "The applicant's proposals to retain and expose internal and external heritage features of the retained mill (as set out in the submitted report by Mark Hide Associates, dated 07/11/2025) are generally welcomed, however ambiguous wording (such as the inclusion of "could" on page 9, which raises questions as to whether the illustrated amendments would in fact be implemented) should be removed. The inclusion of historic photographs of the mill building would also assist an assessment of the proposals."*

**Applicant's Response:** The report has been amended to converted the Heritage Architect's suggestions from "could / would be good to" to "will".

With regard to the request for photographs, the report refers to the Andrew Swann report on the application file 2021/90800 <sup>1</sup> (sixth from bottom of the Supporting Information section), which included photographs of all the relevant features in that report, as well as highlighting the relevant sections from it.

Condition 5 States:

*5) Development shall not commence until a programme of archaeological investigation and recording of the area within the northern section of mill building (under an archaeological watching brief) is submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved written scheme of investigation and recording shall be carried out by an appropriately qualified and experienced archaeological organisation / consultant.*

**Reason:** *In the interests of recording the historic environment of the local area in accordance with Policy 3 of the Holme Valley Neighbourhood Development Plan and Policy LP35 of the Kirklees Local Plan.*

Although this condition was previously approved, the applicant now seeks to amend the submission details in accordance with the enclosed letter from On Site Archaeology dated 24<sup>th</sup> April. In summary, since submission of the previously approved Written Scheme of Investigation, the design of the development has been modified so that no groundworks are required below the existing concrete floor slab within the northern section of the mill. This means that any archaeological remains that may be present will be undisturbed by the development and will remain preserved in-situ.

This has been discussed this with Glyn Davies of the West Yorkshire Archaeology Advisory Service, and he has recommended that we submit the enclosed letter demonstrating that there will be no impact on archaeology.

We trust this is sufficient to freshly discharge this particular condition.

**Submission to discharge this condition:**

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<sup>1</sup> <https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2021/90800>

On-Site Archaeology Letter 24th April 2026

Condition 6 states:

6) Prior to commencement of superstructure works, the following boundary treatment details shall be submitted to and approved in writing by the Local Planning Authority:

- a) An updated boundary treatment strategy;
- b) Boundary treatment elevations and plans;
- c) Detailed material(s) schedule and hedge species; and
- d) Height(s) of boundary treatments.

The development shall be implemented in accordance with the approved boundary treatment details.

**Reason:** To ensure boundary treatments are appropriate to their setting and serve to sufficiently enclose and secure spaces in accordance with Policy 2 of the Holme Valley Neighbourhood Development Plan and Policies LP24 and LP35 of the Kirklees Local Plan.

**Submission to discharge this condition:**

- 1) Boundary Treatment Strategy – Barnes Walker
- 2) Masonry Boundary Wall Detail - Barnes Walker
- 3) 1.2m Metal Estate Railing Detail – Barnes Walker
- 4) Drystone Wall Detail – Barnes Walker
- 5) Retaining Drystone Wall Detail – Barnes Walker
- 6) Site Section 2559-0404-P04 - Heneghan Architecture (also for Conds 20 and 22)
- 7) RTW (Retaining Wall) Plan 2559-0405-P03 - Heneghan Architecture (also for Conds 20 and 22)
- 8) Schedule Of Hard Landscaping Materials – Holroyd Homes (also for Cond 31)
- 9) Materials Schedule Issue 05 (also for 4 and 22)

**Previous officer comments:**

- 1) “In principle, dry stone walls could be considered appropriate for this site, however clarification is needed regarding the proposed stone’s source, and regarding the heights of these walls (drawing M3320-PA-04-V12 refers to “various heights” and “refer to engineers details”, however on 02/04/2026 the applicant confirmed that there is no “engineers details” drawing, meaning it remains unclear how high the dry stone walls would be).”

**Applicant’s Response:** The enclosed details now clarify these matters. In addition, whilst the existing drystone walls along Spring Lane will be retained (see Boundary Treatment Strategy – Barnes Walker) the applicant proposes more formal coursed natural stone masonry walls instead of drystone walling for all new areas of walling. The justification for this is set out at Page 5 of the Materials Schedule document, and relates to the fact that the character of the mill complex is more urban and industrial, as opposed to being of a rural character whereby drystone walls might be more typical.

- 2) “The proposed timber fencing (both the 1.2m high post and rail fence and the 1.8m high vertical timber hit and miss fencing) and the extent of its proposed use are of significant concern. At a site that, historically, never would have had such boundary treatments, the proposed timber fencing would appear incongruous. Different boundary treatments, more

respectful of the history and appearance of the site and the Hinchliffe Mill Conservation Area, should be proposed instead.”

*(Further comments received in email 14/5/26) “Re: fencing, no timber should be proposed. As per the delegated report for 2025/93383, the previously proposed dry stone walls (subject to their height being confirmed), metal railings (painted black) and native hedging would be appropriate boundary treatments for this site.”*

**Applicant’s Response:** All timber boundary treatments has now been removed from the plans and replaced with either hedging, masonry stone walls, or metal fencing.

Condition 9 states:

*9) The development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) (KRS Environmental Ltd, ref: KRS.0646.001.R.001.A, dated September 2022) and in compliance with the following mitigation measures detailed within the approved FRA:*

*a) All new build development shall be located wholly within Flood Zone 1;*

*b) The finished floor level of the lower ground floor of units 3, 4, 5, 6, 7, 8 and 9 shall be no lower than 166.50 metres Above Ordnance Datum (AOD);*

*c) There shall be no residential living space on the lower ground floor of units 3, 4, 5, 6, 7, 8 and 9;*

*d) A scheme of flood proofing for units 3, 4, 5, 6, 7, 8 and 9 shall be submitted to and approved in writing by the Local Planning Authority and implemented no lower than the 1% AEP plus 23% climate change level with a suitable allowance for freeboard.*

*These mitigation measures shall be fully implemented prior to occupation of any dwellings of the development hereby approved. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.*

**Reason:** *To reduce the risk of flooding to the proposed development and future occupants in accordance with the requirements of Policy LP27 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.*

**Submission to discharge part of this condition (part d):**

- 1) Drainage Assessment Report Revision F – EWE Associates (unchanged in relation to the approved details for this condition but revised for the purposes of Condition 10)
- 2) Flood Proofing Scheme - April 2026

**Previous officer comments:**

“At page 7 of the submitted Drainage Conditions document, under a “Flood Resilience Measures” heading, the author states “Consideration should be given to flood proofing non habitable ground floor level to units 5, 6, 7, 8 and 9 to reduce the residual damages if a critical event was to occur”. On the following page the author sets out a list of recommended flood proofing measures “which can be incorporated within the design of buildings”.

The details submitted pursuant to condition 9d are brief, they only refer to units 5, 6, 7, 8 and 9 (whereas condition 9d also refers to units 3 and 4), and the ambiguous wording (“Consideration should be given”, “recommendations” and “can be incorporated”) means it is unclear whether any flood resilience measures are to be implemented.”

**Applicant's Response:** The enclosed Flood Proofing Scheme should now address all these outstanding points.

Condition 10 states:

*10) Development shall not commence until a design scheme detailing foul, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include discharge rates (agreed with the Lead Local Flood Authority) indirectly or directly to watercourse, attenuation for the critical 1 in 100 + 30% climate change rainfall event, attenuation construction details / design, plans and longitudinal sections, hydraulic calculations, and details of phasing of drainage provision. The scheme shall include a risk assessment and method statement, in accordance with CDM Regulations 2015, for access to and into the attenuation structure, and an itinerary of maintenance tasks with schedules. No part of the development shall be occupied until the approved drainage scheme has been provided on the site to serve the development, and the approved scheme shall be retained thereafter.*

**Reason:** *To ensure the provision of adequate and sustainable systems of drainage are employed, in the interests of amenity and environmental wellbeing, and to accord with Policies LP27 and LP28 of the*

**Submission to discharge these conditions:**

- 1) Proposed Drainage Details Rev E – EWE Associates
- 2) Proposed Drainage Layout Plan Rev F – EWE Associates
- 3) Drainage Assessment Report Rev F – EWE Associates
- 4) Impermeable Area Plan Rev A - EWE Associates

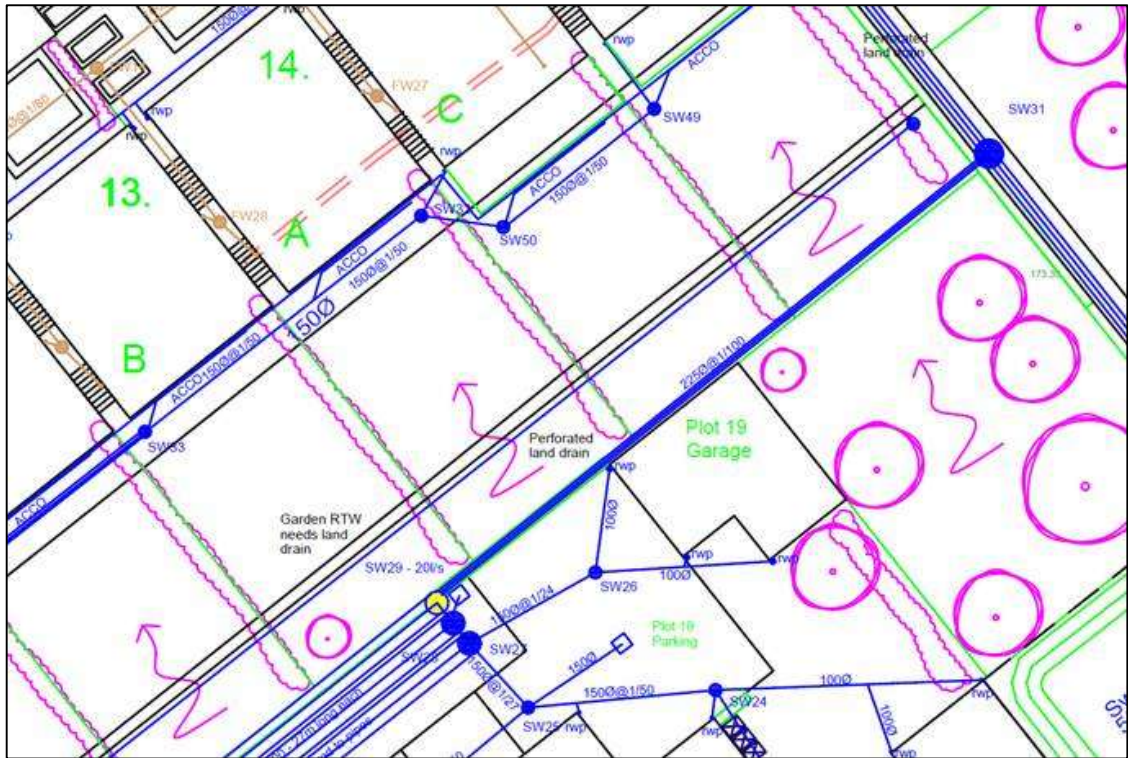
**Previous officer (LLFA) comments:**

- 1) "The revised report (2025-3388, Drainage Conditions, Rev D) has been updated, however it is unclear where the flow control devices for each of the areas (Areas 1, 2 and 3) are located as the MH reference numbers given in the Notes are not indicated on the drawing. The drainage drawing (EWE/3388/01 Rev D, dated 11/02/26) indicates headwall HW1 draining to the existing Mill Pond and headwall HW4 draining to the river but there is no other apparent headwall location to account for the 3rd discharge point."

**Applicant's Response:** Drainage Layout Plan EWE/3388/01 Rev F now shows manhole reference numbers. SW29 being the third flow discharge point, collecting water from Area 3 (0.147 ha) then connecting on to manhole SW31 to discharge down the 450mm diameter pipe to headwall HW4 into the River Holme. Therefore a third headwall is not required (see drawing extract below).

- 2) "The developer should clearly indicate on drawing EWE/3388/01 the location of each of the flow control devices together with its associated discharge rate, design head, outlet diameter, and Invert Level to allow the LLFA to cross-check the inputs in the Hydraulic Calculations in Appendix C, D and E."

**Applicant's Response:** Drainage Layout Plan EWE/3388/01 Rev F now details this information for each flow control manhole (in yellow) and in the 'Notes' section.



- 3) “The total lengths of the 900mm dia pipes should be indicated on the drawing to allow the LLFA to cross-check the inputs in the Hydraulic Calculations in Appendix C, D and E.”

**Applicant’s Response:** Drainage Layout Plan EWE/3388/01 Rev F now states the lengths of the 900mm attenuation pipes to all 3 areas. These are:

Area 1 – one length at 34.7m long which corresponds with Drainage Conditions Report Appendix C (Page 20)

Area 2 – three lengths at 60m long. It should be noted Appendix D of the Drainage Conditions report (page 24) states the length required to be 90m as a double pipe arrangement. The software utilised will only model a double pipe scenario, therefore the engineer has taken the 180m length required, then divided by three to fit into the space available on site.

Area 3 – two lengths at 27m long. This corresponds with Appendix E of the Drainage Conditions report (page 28) which models a double pipe structure as shown on plan.

- 4) “Page 6 of the report gives a total impermeable area of 0.540ha, however the sum of the areas within the Hydraulic Calculations is 0.462ha with no explanation for the difference. The extent of each of the areas is to be clearly marked on the drawing with the associated area in hectares to allow the LLFA to cross-check the inputs from the Hydraulic Calculations in Appendix C, D and E.”

**Applicant’s Response:** Page 6 of the Drainage Conditions report explains that the total impermeable area of the proposed site is 0.54ha. It then confirms that the existing roof area of the retained mill (shown as orange hatching on Impermeable Areas plan EWE 3388.04) discharges directly into the River Holme and will continue to do so. That roof is 0.076ha which when taken away from the 0.54ha total gives 0.46ha.

The original Drainage Strategy produced by Collins Hall which formed part of the approved planning permission (Collins Hall Drainage Strategy v1.5 G560 dated 22<sup>nd</sup> September 2022) confirmed the overall reduced rate of discharge from the site as 73.1l/s (a 30% improvement upon previous discharge rates). They state the existing mill discharges 12.4l/s directly to the River Holme (drawing G560 C-0301 P6) so the overall discharge proposed by our scheme is:

- Existing mill free draining @ 12.4l/s
- Attenuated flow from Areas 1-3 @ 53.5l/s
- Total equals 65.9l/s

It therefore appears the scheme is providing a reduction against what was approved in the planning approval documents, but certainly no more.

- 5) "Appendix C on Page 4 of the Hydraulic Calculations indicates a flow control device diameter of 58mm. Note that no outlet diameter should be less than 75mm in accordance with Building Regs Part H to reduce the risk of blockage."

**Applicant's Response:** This has now been amended and the orifice diameter is confirmed on Drainage Layout plan EWE.3388.01 Rev F under the Notes section as 79mm.

- 6) "The heading of the second column in Table 2-1 refers to "Size of Infiltration Device" – this is incorrect as no infiltration is proposed."

**Applicant's Response:** This has now been changed to 'Size of Storage Devices for 100yr+CC40% event'.

Condition 15 states:

Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 14, no further groundworks / material operations in the affected areas of the site shall commence until a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

**Reason:** To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

**Submission to discharge these conditions:**

- 1) Phase 3 Remediation Strategy – Rogers Geotechnical Services Ltd
- 2) Development Timeline Rev A

Condition 20 states:

20) Development shall not commence until a scheme detailing locations and including cross-sectional information together with the proposed design and construction details of all new retaining walls / building retaining walls adjacent to existing and proposed highways including any modifications to the existing retaining walls on Dobb Lane / Spring Lane / Dam Head has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to

superstructure works of any dwellinghouse hereby approved and thereafter retained throughout the life of the development.

**Reason:** To ensure that any new retaining structure or modifications to existing retaining structures do not compromise the stability of the highway in accordance with the requirements of Policy 11 of the Holme Valley Neighbourhood Plan and Policy LP21 of the Kirklees Local Plan.

**Previous officer / Highway Structures comments:**

*“...the design of any new retaining walls adjacent to the proposed private roads will also be outside the remit of my consideration, however, I will require an external works plan confirming that there are no proposed retaining walls adjacent to the existing PRoW (HOL/95/10) before confirming that Condition 20 (highway retaining walls) can also be discharged. Please remind the applicant that I will need the advised drawing for reference to discharge this condition and not a confirmation via an e-mail. “The drawing requested by KC Highways Structures has not yet been submitted. Without such a drawing, officers cannot confirm formally whether any applicable retaining walls are proposed.”*

**Applicant’s Response:** In connection with recent work on the PROW diversion and re-instatement, it came to light that a retaining structure is likely to be required adjacent to the part of the new public footpath (see enclosed retaining wall plan by Heneghan Architecture). As such, the details below are submitted to address this (and which includes the requested plan showing the location of other retaining walls bounded by private roads / land).

**Submission to discharge these conditions:**

- 1) Site Section 2559-0404-P04 - Heneghan Architecture (also for Conds 6 and 20)
- 2) RTW (Retaining Wall) Plan 2559-0405-P03 - Heneghan Architecture (also for Conds 6 and 20)
- 3) Hinchliffe Mill, Holmbridge – Draft AIP for Retaining Wall adj. Highway - REV.01 (Marsh Design Ltd)

Condition 22 states:

*22) Details of the facing materials for the retaining walls within the site shall be submitted to and approved in writing by the Local Planning Authority before works to construct the retaining walls commence. The retaining walls shall be faced in the approved materials and thereafter maintained as such.*

**Reason:** *In the interests of visual amenity and to accord with Policies 1 and 2 of the Holme Valley Neighbourhood Development Plan, Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.*

**Previous officer comments:** “As noted above in relation to condition 4, there are concerns regarding the proposed use of tumbled and “lightly aged” (which is understood to involve dyeing, which is not considered acceptable) walling stone.”

**Applicant’s Response:** This has been acknowledged and as detailed above for Condition 4, the dyeing element is no longer proposed.

**Submission to discharge this condition:**

- 1) Site Section 2559-0404-P04 - Heneghan Architecture (also for Conds 6 and 20)
- 2) RTW (Retaining Wall) Plan 2559-0405-P03 - Heneghan Architecture (also for Conds 6 and 20)
- 3) Materials Schedule Issue 02 – Heneghan Architecture (also for Conds 4 and 6)

Condition 24 states:

*24) Prior to the commencement of superstructure works, a Waste Management Plan shall be submitted and approved in writing by the Local Planning Authority. The Waste Management Plan shall:*

- a) Identify the location of sufficiently sized bin stores, either internal or external, for all dwellinghouses; and*
- b) Set out the construction and detailing of all external bin collection point screening (with a preference for grit stone gabion fencing) and door detailing.*

*The development shall be implemented in accordance with the approved Waste Management Plan.*

**Reason:** *To ensure satisfactory arrangements are implemented in relation to waste during the construction phase, in the interests of visual and residential amenity and highway safety, and to assist in achieving sustainable development, in accordance with Policies 5 and 11 of the Holme Valley Neighbourhood Plan and Policies LP21 and LP24 of the Kirklees Local Plan.*

**Previous officer comments:**

“Given the above assessment, although much of the information submitted pursuant to condition 24 is considered acceptable, the missing information regarding the doors of the bin collection points prevents an approval being issued at this stage. It is therefore recommended that approval of the details (submitted pursuant to condition 24) be refused.”

**Applicant’s Response:** Doors have now been added to the bin collection points.

**Submission to discharge this condition:**

- 1) Permanent Waste Management Plan – Heneghan Architecture
- 2) EV Charging Points and Bins Plan Ref: 2559-0402 Rev P06

Condition 18

**NOTE** – The approval for **Condition 18** referred to the EV Charging Points and Bin Storage Plan Rev P02, however because this drawing has now been updated to include the bin store doors, it is requested that the approval for Condition 18 (applied for again in this application) is re-issued to refer to the same drawing but Rev P06 (as enclosed with this application).

Condition 31 states:

*31) Development shall not commence until a Landscape Ecological Design Strategy (LEDS) is submitted to and agreed in writing by the Local Planning Authority. The LEDS shall:*

- a) Detail how 8.64 habitat units (as per the Biodiversity Metric dated 31/10/2022) are to be achieved post-development;*
- b) Set out on-site provision for roosting bats and nesting bird as detailed in the Ecological Impact Assessment (Quants, 1504c rev 2, 24/08/2022); and*
- c) Hard and soft landscaping design.*

*The proposed works of the LEDS shall also include the following details:*

- d) Purpose and conservation objectives for the proposed works;*
- e) Review of site potential and constraints;*
- f) Detailed design(s) and/or working method(s) to achieve stated objectives;*
- g) Extent and location / area of proposed works on appropriate scale maps and plans;*
- h) Type and source of materials to be used where appropriate, e.g. stone setts and/or native species of local provenance;*
- i) Specifications of tree pits or root barriers for trees within drainage easements;*
- j) A timetable for implementation demonstrating that works are aligned with the proposed phasing of development;*
- k) Persons responsible for implementing the works;*
- l) Details of initial aftercare and long-term maintenance;*
- m) Details for monitoring and (where the results from monitoring show that conservation aims and objectives of the LEDS are not being met) how contingencies and/or remedial action shall be identified, agreed and implemented so that the development still delivers a measurable biodiversity net gain;*
- n) Details for disposal of any wastes arising from works; and*
- o) A Landscape Management Plan to include details of initial aftercare and long-term maintenance for minimum of five years. This shall also include any existing trees and vegetation retained on site, plus management of the mill pond.*

*The LEDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.*

**Reason:** *In order to ensure the development provides adequate visual amenity, ecological enhancement and creation measures sufficient to provide no net loss to biodiversity in accordance with Policies LP24, LP30, LP32, LP33, LP47 and LP63 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.*

**Previous officer comments:** *(Hard and soft landscaping design) – “Although the use of locally-quarried natural stone paving materials throughout the site would be preferable (given the site’s context, and its location within the Hinchliffe Mill Conservation Area), artificial products can be considered acceptable here, if of a high quality and if they suitably respond to the materials of the retained mill building, the new dwellings, and the existing buildings surrounding the site. To inform an assessment of the suitability of the proposed paving materials, photographs of these alongside all the other external materials (including walling and roofing materials, and of boundary treatments) would need to be submitted. Subject to these being submitted, changes may need to be made to the proposed paving (for example, to the proposed Indian sandstone paving, which – due to its colour – does not always sit comfortably within the Pennine valleys of Kirklees where locally-quarried natural stone predominates), although the need for amendments would be determined once the full complement of information has been provided.*

The submitted Soft Landscape Strategy (drawing M3320-PA-02-V13) is also relevant to this requirement. This illustrates planting throughout the site, most of which is considered acceptable (several native species are proposed, as are species attractive to pollinators). Supplementary planting is detailed in the submitted Landscape and Ecological Design Strategy, and this includes a night-scented flowering plant (Honeysuckle) which attract insects which, in turn, bats feed on. However, a potentially invasive species (*Euphorbia amygdaloides robbiae*) is proposed, and this will need to be deleted from the proposals.”

*(A Landscape Management Plan to include details of initial aftercare and long-term maintenance for minimum of five years. This shall also include any existing trees and vegetation retained on site, plus management of the mill pond). “The submitted Landscape Management Plan (Barnes Walker, M3320-*

PA-V1-Management Plan, 2025) is largely acceptable, however it makes no mention of management of the site's mill pond."

**Applicant's Response:**

All hard landscaping materials are now detailed on the submitted Barnes Walker Drawings together with a Materials Schedule of Photos to match. Indian sandstone paving is proposed and photographs have been included to illustrate these paving stones on other recent developments in heritage settings such as Broad Lane Farm, Upperthong (Grade II Listed), and Fairfield's House, Shaw Lane (just outside the Hinchliffe Mill Conservation Area - 2023/62/90103/W0).

The invasive species 'Euphorbia amygdaloides robbiae' has been removed from the soft landscaping plans.

Finally, a Mill Pond Management Plan (Holroyd Homes April 2026) accompanies this application to respond to the final point.

**Submission to discharge this condition:**

- 1) Landscape and Ecological Design Strategy Layout – Barnes Walker
- 2) Landscape Maintenance Schedule – Barnes Walker
- 3) Landscape Management Plan – Barnes Walker
- 4) LEDS – Quants Environmental
- 5) Proposed Hard Landscape Strategy – Barnes Walker
- 6) Proposed Landscape Layout – Barnes Walker
- 7) Proposed Nesting Boxes – Barnes Walker
- 8) Proposed Soft Landscape Strategy – Barnes Walker
- 9) Tree Pit Details – Barnes Walker
- 10) Timetable – Heneghan Architecture
- 11) Schedule Of Hard Landscaping Materials – Holroyd Homes (also for Cond 6)
- 12) Mill Pond Management Plan – Holroyd Homes April 2026

We hope that this information is sufficient to discharge the above pre-commencement conditions.

However, we would; be most grateful if you could contact us at the earliest opportunity if you have any questions or comments.

Yours faithfully,

Nick Willock MRTPI MRICS

**Robert Halstead Chartered Surveyors & Town Planners**