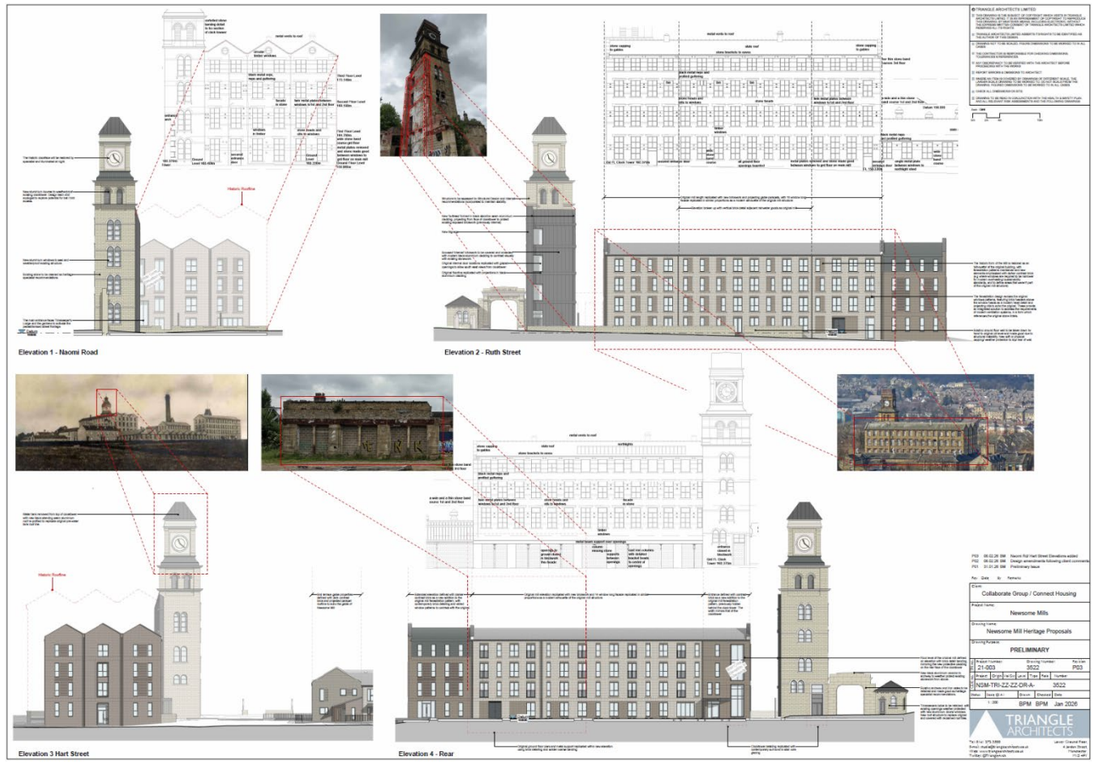
### Pre-Application Advice 2026

Following the December 2023 meeting, revised proposals for the site were developed throughout 2024 and 2025. A further request for pre-application advice was submitted to Historic England in February 2026 and an Inspector of Historic Buildings and Areas was appointed in March 2026 to review the proposals. See Planning Statement for further details.




*Newsome Mill Heritage Proposals submitted to Historic England in February 2026.*




*Site Heritage Proposals submitted to Historic England in February 2026.*

### 3.3 PUBLIC CONSULTATION (2023 PLANNING SUBMISSION)

Two events were held in March 2023 to present pre-planning proposals to the public and interested parties. The events were held across 2 days and 2 different time spans (across lunch and evening after-work) to ensure attendees had a chance to view proposals. The Consultation Boards are shown adjacent.



# New affordable homes for Newsome

**Connect Housing is redeveloping the former Newsome Mill site on Ruth Street into a range of high quality, energy-efficient homes.**

Before applying for planning permission, we're holding two community drop-in sessions to discuss our proposals.

These community events will be held on:

| **Monday, March 27** | **Thursday, March 30** |
|---|---|
| Castle Community Hub | Newsome Scout Hall |
| Headfield Road | 160 Newsome Road |
| Newsome | Newsome |
| HD4 6LU | HD4 6JJ |
| 11am – 1pm | 6pm – 8pm |

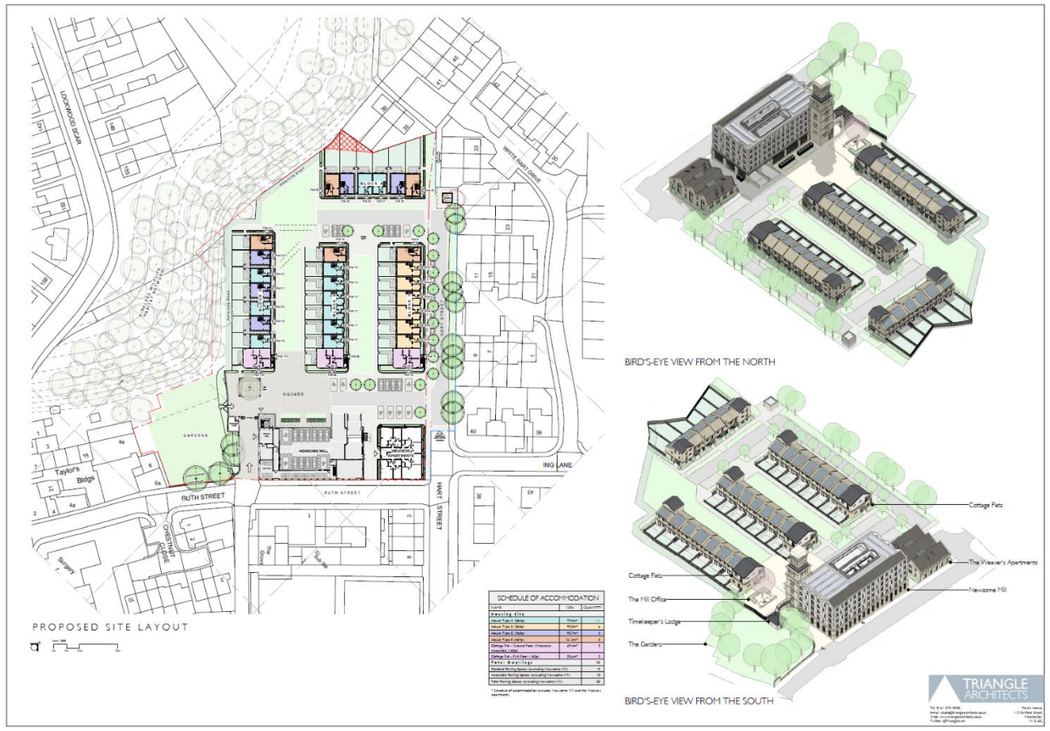
Connect is a charitable housing association based in Dewsbury. We provide affordable homes and support services to over 3500 households in West Yorkshire.

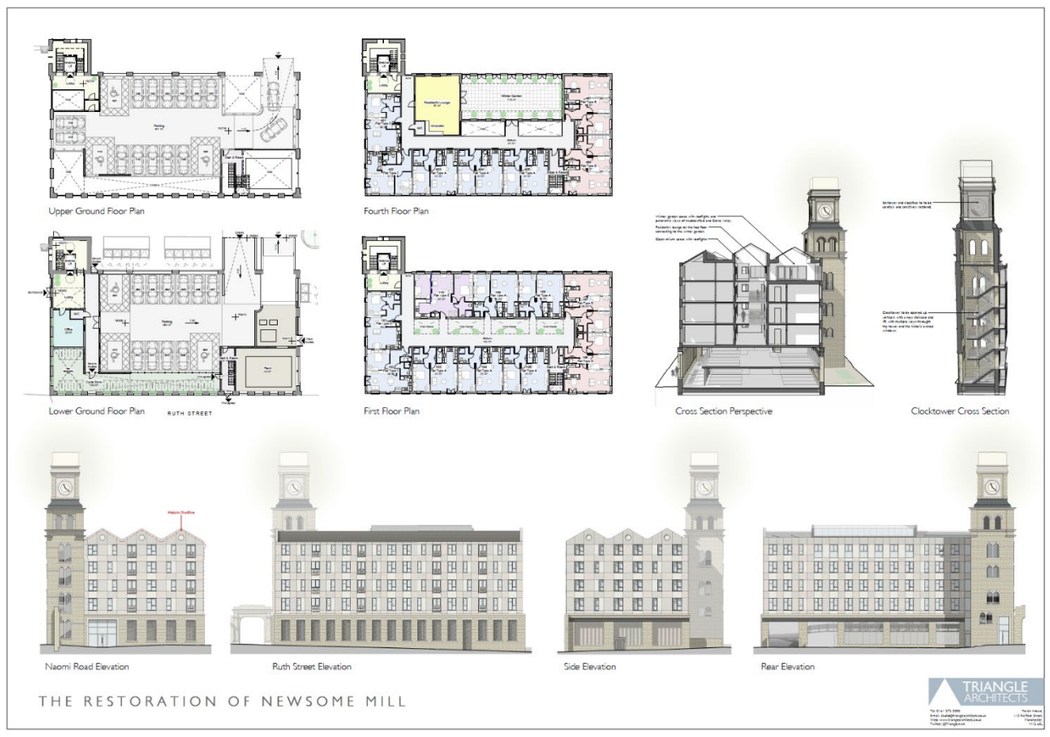
We hope you'll be able to attend a drop-in, find out more about our proposals and put forward your views and ideas.

For more information, visit our website connecthousing.org.uk, or contact our Development Officer, Laura Hakier:

**Connect Housing** 21 Bond Street, Dewsbury, WF13 1AX
☎ 0300 5000 600 | hello@connecthousing.org.uk|
www.connecthousing.org.uk | /connecthousing | @connecthousing

Connect housing





*Photograph of Consultation Event Day 1 at Castle Community Hub.*

Feedback received from those who attended the events were largely positive and supportive of development. Proposals were also presented online, with an 8-page presentation of proposals and a feedback form included. Not all attendees left feedback, but the following comments were formally left (Attendee postcodes omitted but all bar one from HD4 area):

| | Do you welcome the redevelopment of the Newsome Mill site for housing? | Please tell us what you like about the proposals being put forward by Connect Housing | Please tell us about anything you would like us to change |
|---|---|---|---|
| 1 | Yes, the mill site currently looks very sad and does little to enhance Newsome | I do like the way the footprint of the mill is being retained and the clock tower. I'm glad the houses have gardens. | Have you considered district heating for the scheme?<br><br>The proposed scheme looks to make good use of the site and to retain the characteristic shape of the mill. I like it. |
| 2 | I very much welcome the redevelopment | The use of the clock tower and as much of the rest of the building you can use. The plans to me are very complementary to the site | I haven't seen anything I would change. |
| 3 | Yes | The site is perfect for these proposals, providing welcome home. | It looks an excellent use of the space. |
| 4 | Yes it's been rotting for too long! | Variety of sizes of homes, keeping the mill footprint, it being climate aware - e.g. solar panels, water catchment | I would be concerned RE apartments ventilation - in a hot summer would they have a breeze? |
| 5 | Yes | It all looks very good | It should start ASAP |
| 6 | Yes | Honours the original building | N/A |
| 7 | Yes | Good use of derelict land, good energy efficiency, retaining historic features | Suggest reusing grey water if stored on site for domestic purposes |
| 8 | No | The mill being restored | I would like to see some form of water feature |
| 9 | Yes | Fab for over 55's need more social housing | The choose & move system discriminate against old Kirklees tenant |
| 10 | Yes | I like that it is social housing, as there is a great shortage in this area. I like that the development embraces the history of the mill. I like the use of renewable energies, and the running costs will be low for the tenants and residents. I like that there will be ongoing management of the site, to help maintain the appearance and support the tenants and residents. | I think there needs to be a small allocation of extra visitor parking, to avoid congestion in the village; some families and friends are likely to have to use a car to visit. |
| 11 | Yes | It will be good to redevelop the site as it is becoming more dangerous. Aesthetically the properties in the plan are appealing. | The number of properties and potential number of people will put pressure on the GP and schools in Newsome. There is also potential for a high volume of vehicles in an area already difficult to park. Given the proposed property for people with complex health needs this may make it difficult for accessible vehicles (which tend to be large) or ambulances to attend. Consideration should be given to less properties on the site but increase the number of parking spaces available on the site. |

### Local News Publications & Ward Councillor Support

Proposals and consultation events were also detailed within a number of news articles:

- Yorkshire Post (*Newsome Mills: Energy-efficient housing on the way for historic fire-ravaged Yorkshire Mill*)
- Huddersfield Hub (*'High Quality Energy Efficient Homes' to be built on the Site of Newsome Mills*).
- Yorkshire Live/ Examiner Live (*Huddersfield fire-ravaged Newsome Mills site set for new energy efficient homes*)
- The Huddersfield Daily Examiner (*New homes planned at fire ravaged mill*)

These articles referenced support for the 2023 proposals by Newsome ward councillors:

Clr Andrew Cooper (also leader of the Green Party on Kirklees Council) said: *"I am really pleased that Connect Housing are proposing to bring this derelict site into use."*

Green councillor Sue Lee-Richards said: *"I would urge as many people as possible to attend the consultation events, to have a look at their proposals and to express their views and opinions. It would be good to have a strong local response to these positive proposals."*

Proposals have subsequently changed since the 2023 planning application but the redevelopment of the site for residential use was seen as a positive.

### Planning Applications 2023/91300 & 2023/91301 (Submitted May 2023)

Public responses to the application were mixed, comprising both objections and expressions of support. Objections primarily related to concerns over the impact on heritage assets, including the extent of demolition and loss of historic character, as well as the appropriateness of the proposed design within its setting. Residents also raised issues regarding highways, access, and parking, alongside concerns about overdevelopment, density, and the impact on local infrastructure. Additional points included potential impacts on residential amenity, landscape character, and drainage. Multiple objections raised consistent concerns regarding the impact on the existing gym and local parking availability.

Conversely, letters of support recognised the benefits of redeveloping a long-derelict site, particularly the opportunity to bring it back into viable use and prevent further deterioration of remaining heritage features. Supporters also welcomed the provision of new housing, including affordable homes, and the wider regeneration benefits to the area. Overall, public responses reflected a balance between concerns regarding heritage and design impacts, and support for the principle of redevelopment and site regeneration.

.

SECTION 1: THE PROCESS

# 4.0 EVALUATION

4.1 Site Analysis

## 4.1 SITE ANALYSIS




**Description:** Site Constraints & Opportunities
**Project:** 21-003 Newsome Mill
**Dwg. no.:** Transport / Planning Information

TRIANGLE ARCHITECTS

**Triangle Architects Ltd.**
**Manchester Office:** Raven House, 113 Fairfield Street, Manchester, M12 6EL
Tel: 0161 272 3500 **www.trianglearchitects.co.uk** **@trianglearch**

*Analysis of Primary routes (blue), secondary routes (green), pedestrian routes (dots), noise sources and nodes.*

Based on the findings of our analysis of the site and consultation responses, we have generated principles of regeneration for the development:

- An opportunity to revitalise a local landmark and preserve a heritage asset that has been deteriorating and subject to anti-social behaviour.
- An opportunity to enhance the character of the area and make it more attractive for new and existing residents.
- New affordable properties to meet the needs of the local community, Kirklees Council and new residents. To include family dwellings, specialist accommodation and apartments suitable for the elderly.
- Ensure that the site has been planned efficiently considering potential future connections and existing routes.
- Buildings that overlook the existing roads and proposed internal arrangement to help improve security in the local area.
- New homes to be built that are high quality, sustainable, inexpensive to run and require little future long-term maintenance.
- Ensure a sustainable development that can contribute to the local economy, improve the local environment and provide social benefits beyond the site.

SECTION 1: THE PROCESS

## 5.0 DESIGN

5.1 Design Progression 2021-2023 (Newsome Mill)

5.2 Design Progression 2024-2026 (Newsome Mill)

5.3 Design Progression (Houses & Cottage Flats)

5.4 Designing Out Crime (Security Measures)

The desire to incorporate modern residential design standards, in terms of internal space requirements, amenity areas, public realm and car parking as well as an understanding of site constraints has given rise to a considered design proposal. The layout is further analysed and described in 'The Development: Layout' section later in the report. The timeline below covers a 5-year period from 2021 to the initial Full Planning application (Ref:2023-91300) in 2023 and onto the current design proposals being submitted in 2026.

## 5.1 DESIGN PROGRESSION 2021 – 2023 (NEWSOME MILL)

The historic footprint and scale of Newsome Mill was a key driver from the early stages of concept design, including its relationship to surrounding roads and buildings. The desire to introduce modern design standards and provide sufficient accommodation to ensure that the scheme is ultimately a viable proposition has been a central ambition, set against producing a scheme that addresses its historic context and constraints of the site. Early principles included:

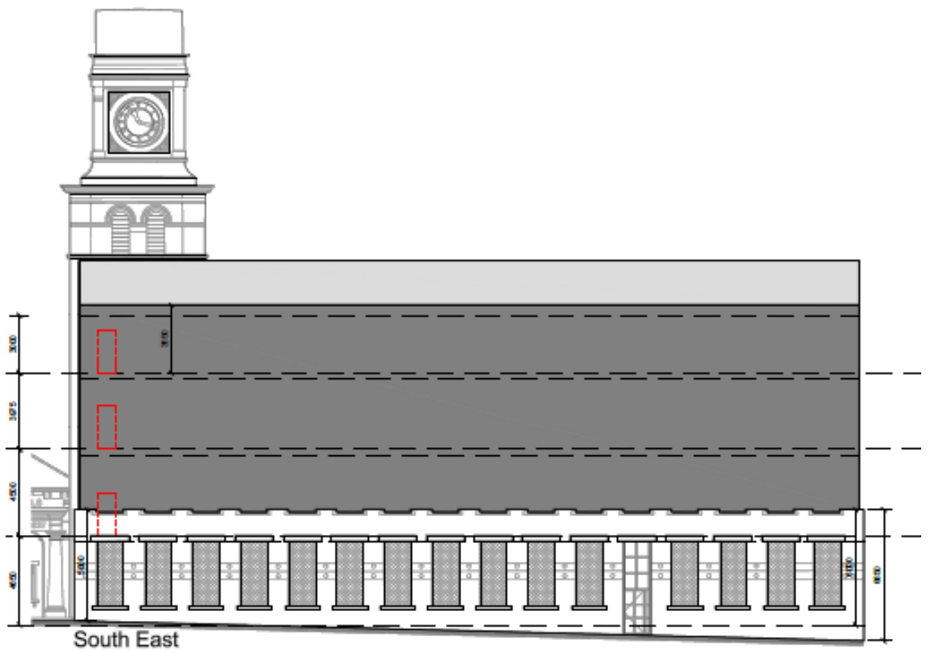
- A good mix of apartment types that suit the historic openings of the remnant structure, including respecting the historic scale of the original building and keeping new proposals under the shoulder of the clock tower.
- Focus prominent pedestrian/ building entry points around the historic gates/ Timekeeper's lodge/ new public square/ clocktower (see Layout section later).
- Providing a ground level car park to provide adequate spaces for the Newsome Mill apartments, to give residents the option of a car parking space if required but generally keeping vehicles off the plaza behind.
- To provide an echo of the historic window patterns but not attempt to replicate the grade II listed structure; this was to include careful consideration of materials for the replacement Newsome Mill.
- Providing individual balconies to some of the flats, with large shared external amenity spaces within the adjacent Gardens and shared communal facilities within the building.

From these general design parameters, the design developed to test out different accommodation types, mixes and building heights, until the preferred option was settled on.

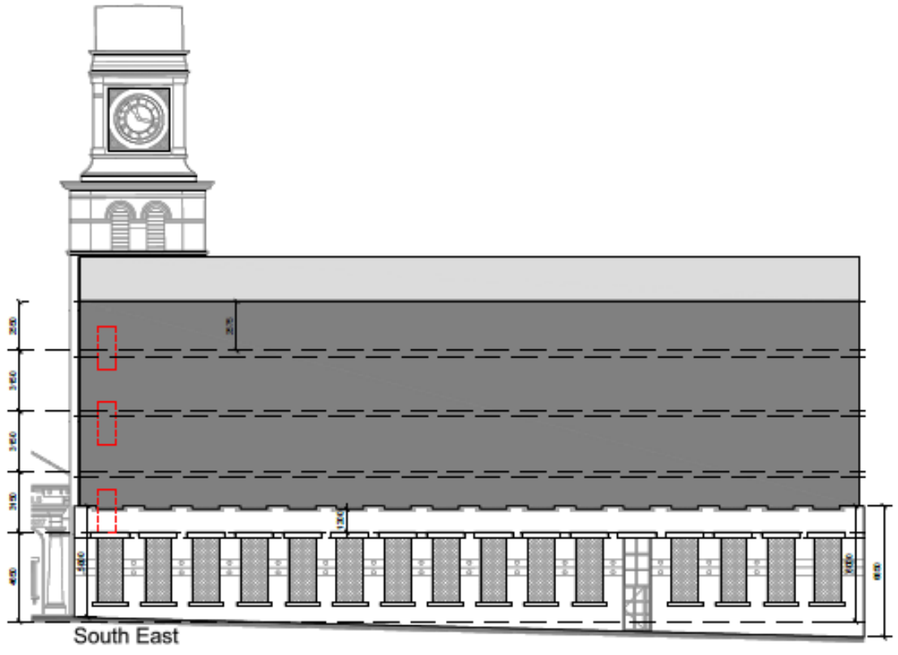
**Diagram 1 – Simple Exploration of Floor Heights (within existing retained walls) – July 2021**

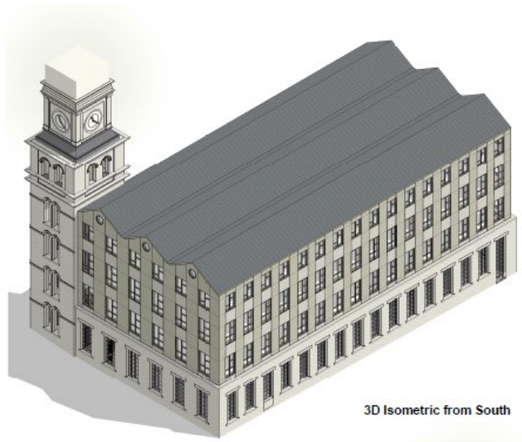
- Review of original Newsome Mill floor heights based on the remnant openings visible within the clock tower.
- Review of optimum floor heights against the clock tower openings, based on preferred construction methods and best practice floor-to-floor heights that would minimise future energy costs for residents (e.g higher ceilings require more space heating)
- Provision of car parking on the ground floor, based on the principle established by the previous Outline approval. Car parking behind the existing structure was considered a less intrusive measure than accommodation behind, given the thermal requirements of apartment accommodation. A separate exercise to review potential townhouses fronting Ruth Street proved difficult, largely due to its impact on the historic window pattern and difficulties accommodating vehicle parking behind. The viability of including internal car parking spaces ultimately proved difficult and was detrimental to the street scene at ground floor level.
- Preparation of typical floor plans to establish the best internal arrangements to avoid the historic window patterns, including reviewing flat type sizes/ preferred accommodation mix.

**Floors coursing in with existing tower openings (Approx)**

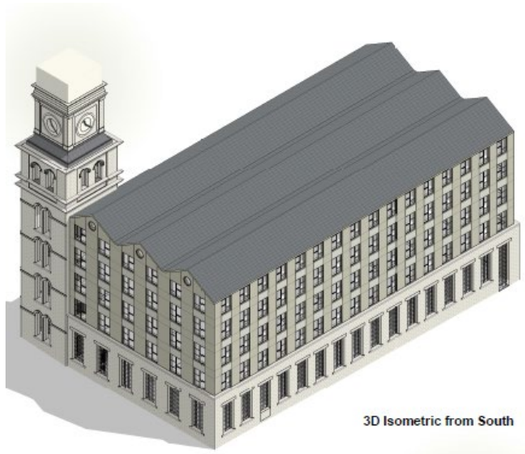



**Optimum floor heights with extra floor**





3D Isometric from South



3D Isometric from South

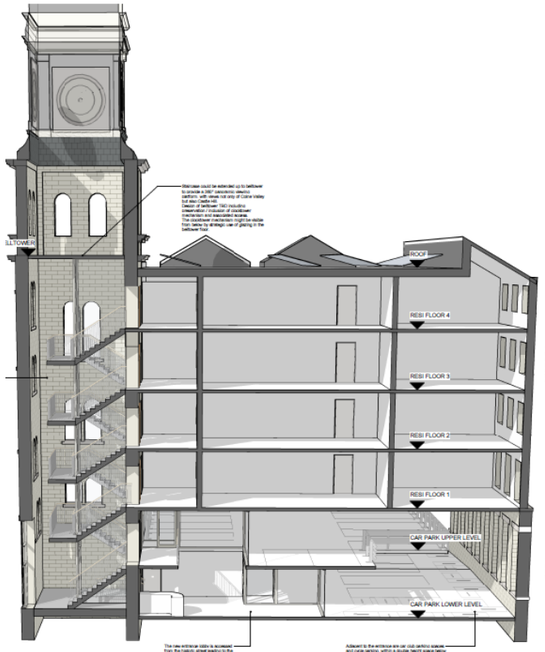


3D Isometric from North

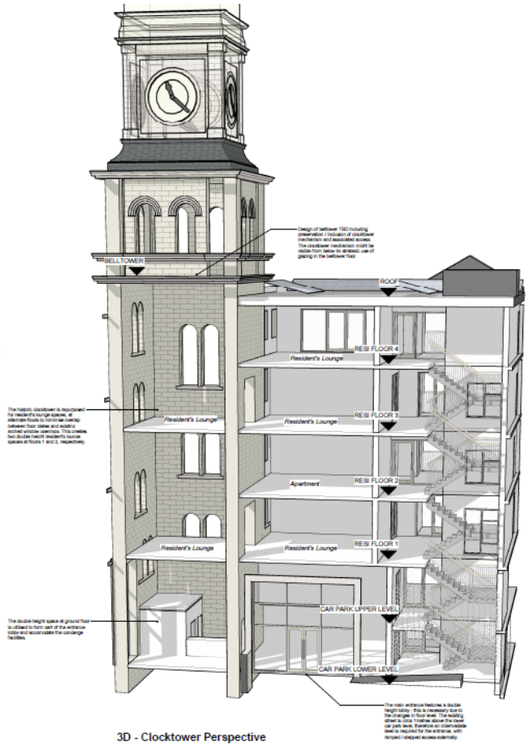


3D Isometric from North

*Exploration of 3-storeys and 4-storeys of accommodation against historic window patterns.*




3D - Clocktower Perspective




3D - Clocktower Perspective

**Diagram 2 – Detailed Exploration of Floor Heights and External Window Patterns**

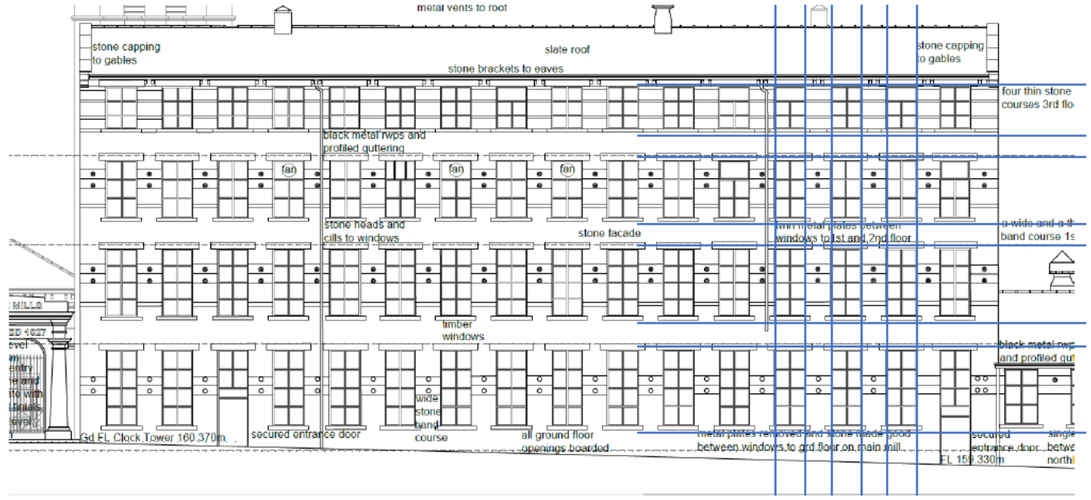
- Remnant ground floor structure retained up to first floor cill level, where the stone features can be reutilised as a 'capping band' and existing openings can be repurposed with a lightweight mesh that can introduce weaving patterns (reflective of the original wool weaving traditions of Newsome Mill).
- Clock tower retained as the focal point for entry.
- Restoring the historic roofline of Newsome Mill, with three pitched roofs running lengthways along Ruth Street. This builds on the principle of providing an echo of the historic building, and the exploration of three and four storeys of accommodation involved an analysis of new window patterns versus historic window patterns.

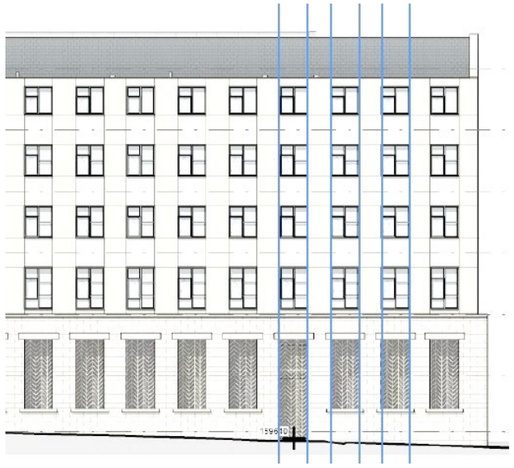
**Diagram 3 – Analysis of the Clock Tower**

- Detailed review of the clock tower to establish the feasibility of incorporating vertical circulation, including structural appraisal and associated impact on the existing structure.
- Feasibility review of constructing new lift shaft within the existing clock tower.
- Alternative proposal to reutilise the clock tower for communal residents' lounges – existing window openings proved difficult to course floor levels in with and proposals focussed on double-height spaces that reduced their impact. This included a review of alternative lift and stair locations within the typical floor plan and associated impact on the arrangement of flats/ historic window patterns.
- The viability of utilising the clock tower as part of the new build apartments was ultimately considered to be unachievable due to various construction/ warranty/ Building Safety Act constraints.



*Photo of existing clock tower taken January 2023.*

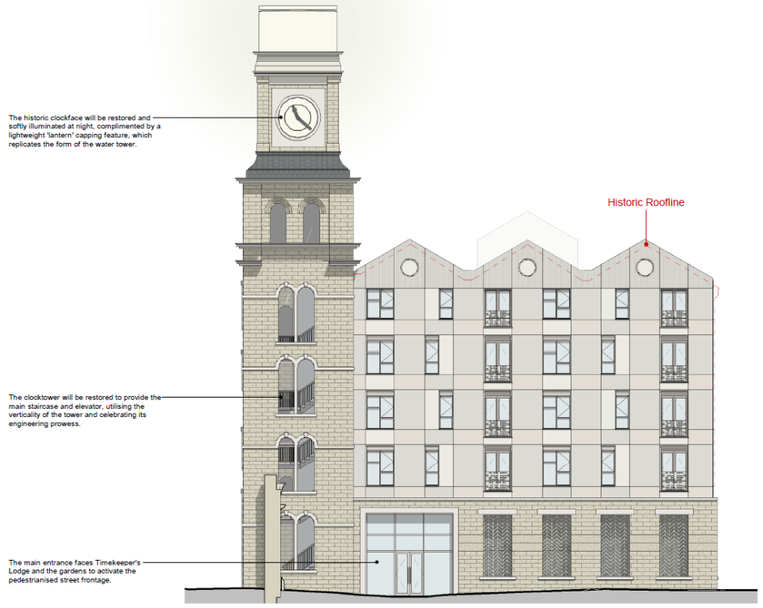


| Baseline Future Homes Fabric Performance | DSY1 2020 | | |
|---|---|---|---|
| | Criterion 1 | Criterion 2 | |
| | TM52 | % Hours >26 | |
| 1F_101_Bedroom | 0.35% | 0.43% | Risk criteria met |
| 1F_101_Living Kitchen | 2.21% | | Risk criteria met |
| 1F_102_Bedroom | 0.27% | 0.33% | Risk criteria met |
| 1F_102_Living Kitchen | 0.80% | | Risk criteria met |
| 1F_103_Bedroom | 0.14% | 2.34% | Risk criteria not met |
| 1F_103_Living Kitchen | 0.10% | | Risk criteria met |
| 3F_301_Bedroom | 0.54% | 1.00% | Risk criteria not met |
| 3F_301_Living Kitchen | 2.26% | | Risk criteria met |
| 3F_302_Bedroom | 0.14% | 0.49% | Risk criteria met |
| 3F_302_Living Kitchen | 0.20% | | Risk criteria met |
| 3F_303_Bedroom | 0.71% | 4.05% | Risk criteria not met |
| 3F_303_Living Kitchen | 0.55% | | Risk criteria met |
| 4F_401_Bedroom | 0.74% | 1.40% | Risk criteria not met |
| 4F_401_Living Kitchen | 2.71% | | Risk criteria met |
| 4F_402_Bedroom | 0.16% | 0.67% | Risk criteria met |
| 4F_402_Living Kitchen | 0.20% | | Risk criteria met |
| 4F_403_Bedroom | 0.90% | 4.57% | Risk criteria not met |
| 4F_403_Living Kitchen | 1.01% | | Risk criteria met |

Diagram 4 – Window/ Overheating Analysis

- Preliminary feedback from Acoustic Consultants suggested external noise sources were impacting on internal noise levels, and apartments could not comply with accepted levels with open windows.
- Non-openable windows reduced the ability for purge ventilation to apartments, and an extensive overheating analysis was carried out to suit the Approved Document O.
- The original intention in incorporate large windows to echo the original window patterns was no longer compatible with modern design standards, and the risk criteria was not met for overheating of bedrooms.
- Window sizes were subsequently redesigned to achieve compliance with overheating criteria and contrast panels included adjacent to help replicate the fenestration patterns of the original Newsome Mill.




**Elevation 1 - Naomi Road**

Scale 1:200

0m 2m 4m 10m




**Elevation 2 - Ruth Street**

Diagram 5 – Detailed Fenestration/ Window Pattern Review (SUBMITTED PLANNING SCHEME 2023)

- The previously submitted proposals under Planning Application 2023/91300/W explored a design approach that combined retained elements of the historic Newsome Mill fabric with a contemporary residential extension above. The scheme was conceived as a clear architectural distinction between old and new, following conservation-led principles that sought to preserve the legibility of the historic structure while introducing a modern intervention reflective of contemporary construction methods and residential standards.
- The submitted design retained sections of the existing masonry as a robust base or plinth condition, with lightweight upper-level accommodation positioned above and behind the historic walls. The use of lightweight cladding and modern construction systems was informed by the physical characteristics of the retained structure and the need to minimise additional structural loading on the existing fabric. The architectural expression deliberately contrasted contemporary materials and detailing against the historic masonry to reinforce the distinction between retained and new-built elements.
- A key aspect of the façade strategy was the reinterpretation of the mill's industrial fenestration rhythm. Repetitive vertical window proportions and strong horizontal alignment were used to reference the character of the original mill elevations while accommodating modern environmental and design requirements.
- Window proportions, spacing and opening arrangements were carefully rationalised to respond to daylighting, overheating mitigation and acoustic performance standards, resulting in a contemporary interpretation of the historic façade language.
- The overall composition sought to balance industrial references with modern residential requirements through a restrained palette of materials, expressed contemporary detailing and simplified massing. These principles established an important foundation for the ongoing design evolution of the scheme and have informed the revised proposals, particularly in relation to fenestration rhythm, proportion, and the integration of contemporary residential accommodation within the wider historic mill setting.
- Following design review, the proposals were subsequently reconsidered and evolved beyond the original "lightweight contemporary addition" approach to the retained mill fabric. While the initial scheme established key principles relating to industrially inspired fenestration rhythms, disciplined proportions, and window arrangements informed by modern environmental standards, the architectural strategy has since been comprehensively revisited and refined through the revised standalone development proposals described in the following section.

## 5.2 DESIGN PROGRESSION 2024 – 2026 (NEWSOME MILL)

Following the submission of planning application 2023-91300 in May 2023, the project team were tasked with exploring the detailed viability of proposals given its impact on heritage assets. The client engaged with experienced contractors to understand potential construction costs and risks associated with the development, and it became apparent that the development was financially unviable for a number of reasons:

- Scale of development (over 4-storeys) was limiting interest to only specialist contractors, with additional premium based on the complexity of construction adjacent to existing retained walls. A cantilevered structural frame was required to build adjacent to the remnant walls, with additional difficulties associated with installing new foundations adjacent. The remnant walls had historically been buttressed with lateral restraint provided by floor constructions and internal walls – these were demolished following the fire and the walls were structurally unsafe and significantly weathered from being exposed to the elements.
- Complex fire engineering required to incorporate the proposed atrium and car parking (high fire load/ risk) within the apartment block.
- Difficulties with obtaining building warranty and insurance for construction and post-occupancy cover for client/ residents, with the proximity to existing retained walls being a relevant factor.
- Potential that the apartment block could be considered an 18m+ 'Higher Risk Building' given emerging Building Safety Act 2022 guidance on how existing buildings are measured (the existing tank room floor within the clock tower was understood to be +179.86m, with the lowest part of the building being 159.33m). This would further limit the development to specialist contractors and result in costly applications to go through the Building Safety Act gateways, and the new build development needed to be offset from the clocktower.
- Significant costs related to the demolition and rebuild of 'Weaver flats' on the corner of Ruth St and Hart St.
- Retaining wall costs on the western edge of the site, including their impact on the coal mining risk zone and adjacent existing trees.

At the same time, emerging feedback from consultees within the planning process (see Section 3.0 Involvement) suggested that there were a number of planning concerns related to the proposals. Conservation Officer concerns noted that proposed materials/ finishes were not considered appropriate to the historic character and the preference to include masonry facing materials was limiting the ability to utilise cantilever structures/ offset foundations to support more lightweight materials adjacent to the existing walls. The existing remnant walls were bowing and not plumb, and it was clear that if retained, they could not support any additional weight.

Alongside concerns from Highways/ Drainage Authorities/ Tree Officer, it was very apparent that the design team needed to review the whole development from first principles.

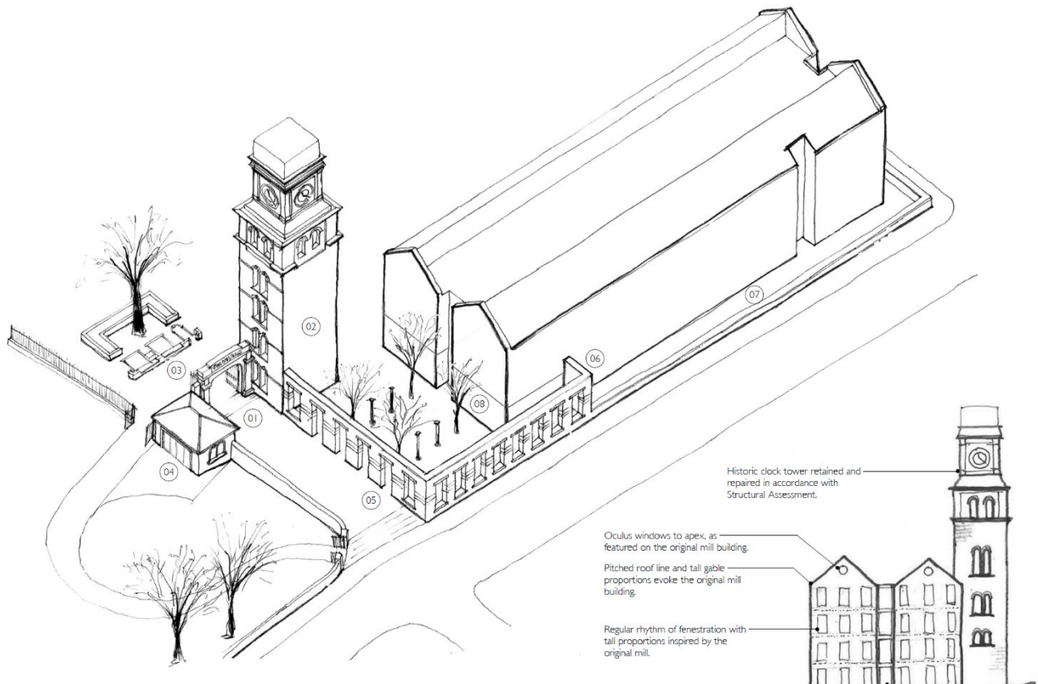



Diagram 1 – Exploration of new build Mill Block set away from existing remnant walls (February 2024)

- Initial design iterations focused on creating a viable new-build 4-storey apartment block that stood off the existing heritage assets, whilst retaining the regular rhythm of fenestration and a similar massing/ roofline to the historic Newsome Mills.
- The heritage approach would be focused on retaining the entrance archway and gates, historic clocktower, timekeepers lodge and croft gardens.
- Numerous approaches to retaining some existing remnant walls around a new formal courtyard were examined, with options ranging from retaining short sections of wall (6 window bays/ 8 window bays/ walls retained at low level as a shadow of the original footprint). A structural and viability analysis was required for all options, given the top and rear face of existing walls were never intended to be exposed to external weathering.
- Similarly, the south-east face of the clock tower was never originally designed to be exposed and would require consideration in terms of protecting it from further damage.
- Demolition and rebuilding of the Weaver sheds and Mill Office was not considered to be viable.



**Diagram 2 – Exploration of new build Mill Block alongside terraced housing blocks (Throughout 2025).**

Conservation Officer comments considered it necessary for there to be a redesign of the dwellings to ensure that they give greater consideration to the wider site and its heritage context, so it was important that the emerging proposals were developed in tandem.

- Reintroduction of triple apex roof profile to the Mill Block, following detailed design co-ordination with specialist structural frame suppliers.
- Further development of the repetitive window patterns of the historic Newsome Mill, based on lessons learnt from the previous planning application in terms of window sizes/ overheating analysis, etc.
- Reconsideration of a more measured approach to the clock tower capping and further exploration of protecting its south-east facing elevation, which required protection from further weather ingress. Removing the existing rusting water tank from the clock tower was required for safety reasons and a reinstatement of a roof form similar to its original (evidenced from historic artwork) was deemed more appropriate.
- Development of the terrace bookend properties to reflect the roofline of the Mill Block, tying the approach into a consistent design methodology across the site.