

Urban village scheme set to bring 1,200 jobs

Second look at £90m development

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A MILL complex could soon be at the heart of a £90m urban village that is expected to create more than 1,200 jobs.

Revised plans for the development at the John Holdsworth factory in Shaw Lodge Mills, near Halifax, have been submitted, after earlier proposals were rejected because of fears about road safety and traffic congestion.

The site's owners Hanson Partners and St James Securities have been forced to cut the size of the mixed-use project by a quarter. If the development is approved, it will convert Shaw Lodge Mills into apartments. The mills would be surrounded by hundreds of new homes, offices, a hotel, health centre and shops.

It's believed the 500,000 sq ft

"village" on the banks of Hebble Brook could lead to the creation of 1,200 jobs, by the time it is completed in 2010.

Oliver Quarmbly of St James Securities said: "It remains a very ambitious and exciting scheme, even though it has changed considerably in size, layout and mix of uses."

"These changes address concerns over the traffic and also

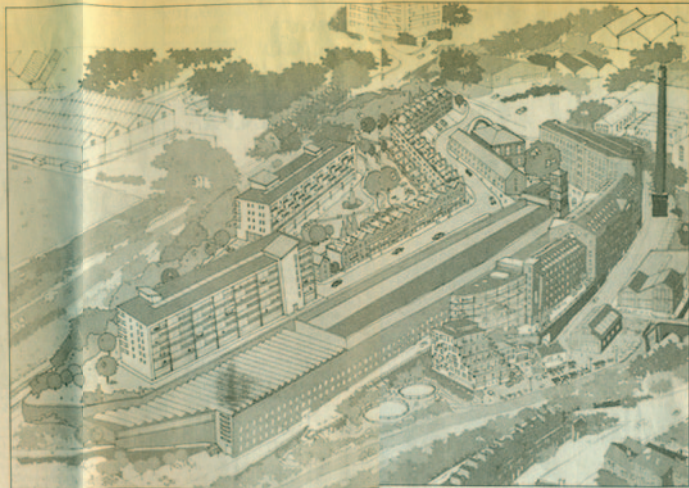
make the proposals more sympathetic to their surroundings, given that all of the buildings have now been listed Grade II. Many of the changes are a direct response to public consultation carried out over the summer."

The original proposals for Shaw Lodge Mills, which would have led to the Holdsworth business moving out, were turned down by Calderdale councillors in June on highway grounds.

The family firm of John Holdsworth has been manufacturing fabric for the transport industry at Shaw Lodge since the 19th century.

Mr Quarmbly added: "The new application is for a scheme which is more than 25 per cent smaller than the 2006 application."

"The main reason for this is a reduction from 485 to 300 residential units. The number of car



NEW LIFE FOR OLD MILL: An artist's impression of the apartment development at Shaw Lodge Mills, near Halifax.

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park space on site has dropped from 921 to 650. The mix of apartments to houses has also been looked at and the number of houses in the scheme has almost doubled.

The application includes road safety proposals, such as the

widening of Shaw Hill and Simmonds Lane, and traffic calming measures.

Mr Quarmbly added: "We remain extremely excited by the proposals and hope it is evident how seriously we have taken the reasons for refusal and how

much effort has gone into addressing them. We hope that people will agree that this is now a much more balanced application that should be supported through the planning process."

"We believe the revised plans address the key concerns of

councillors. Fewer housing units mean fewer cars and improved access to the site will ensure traffic congestion is kept to a minimum. It's a beautiful set of buildings, which is why a community would work there."

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