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B4 Statement For Redevelopment of Victoria Works, Fisher Green, Honley

UDP Policy B4

Proposals involving the change of use premises and sites with established use or last used for business and industry will be considered having regard to:

- i. *The suitability of the land and premises for continued business and industrial use.*



The existing site occupied by PA Welding Ltd, has been an engineering works for the past 10 years and was originally built for the textile industry. Due to expansion within the fabrication industry, and a new site for the business has been located within the Huddersfield area, to meet the business's current and future requirements.

Along the boundaries of the site are residential, therefore it is assumed that this site would be better suited as residential to fit in with the surrounding houses and to lessen the impact of noise and industrial vehicular movements from any industrial business on the neighbouring houses.

- ii. *The availability of business and industrial premises of equivalent quality.*

The surrounding area is heavily residential with most industrial buildings being along Huddersfield Road to the North side of Honley. Further industrial sites can be seen along New Mill Road towards Brockholes. The new site is situated within an existing industrial estate called Spa Fields at Slaithwaite, being more suitable for highway access than its existing current site.

iii. *The number of jobs likely to be created or maintained.*

As the company will be relocated within the Kirklees area the existing jobs will be maintained, with the scope for possible future expansion.

iv. *The compatibility of the proposed use with surrounding uses.*

The building is an industrial building within a residential setting with terrace houses to the side, front and rear of the site boundaries, which would make the current site extremely compatible as residential (See Aerial Photo of site below).



Aerial Photo showing existing PA Welding premises with surrounding residential houses

v. *The effect on the future operational flexibility of any neighbouring businesses.*

As the surrounding buildings are primarily residential there will be no adverse affect on operational flexibility on the neighbouring businesses. As the site is near to the local village shops and amenities, the site being redeveloped for residential use will boost the local community.

vi. *The effect on any buildings of architectural or historic interest.*

The nearest listed building is West House, situated 0.04 miles North West of the site on Meltham Road, which will have no impact on the proposed development.

vii. *The effect on local amenity.*

The local amenity can be boosted with the addition of housing within the village, by residents using the local shops, restaurants and other amenities.

viii. *The effect on the local Highway network.*

The proposed development will incorporate adequate parking requirements to each dwelling, with all parking being allocated within the curtilage of the site. As all parking is off-street, this will have no impact on the existing highway network.

The current site has an entrance/exit off Fisher Green for the unit and an access road through to Cumin Court. The proposed site will make use of the existing access route as an entrance/exit, which is better located away from the existing junction.

The amount of traffic will be no different to that of staff daily parking and deliveries, therefore the effect on the local Highway network is minimal, if not better.

ix. *The potential for the site to be served by rail or water for the transport of freight.*

There is no local water or rail freight service within the vicinity, and therefore no potential.

When business premises become vacant due to the occupier moving to premises which better suit their requirements, the test as to their sustainability to continue under the same use, is how easily they can be re-occupied.

The tenant has made an agreement with the current owner to invest in a new building situated in Slaithwaite, thereby retaining the company and the existing workforce within the Kirklees district.

Significant weight should be given to NPPF Paragraph 22 regarding the change of use of long redundant employment sites to more appropriate, market led and sustainable uses, to which this site would appear to be a prime example.

Conclusion

The existing site would benefit the local community to be redeveloped into residential housing.