Proposed Industrial Unit on Plot B comprising 18,715 sqft (1739 sqm) for B2 use together with 53 parking spaces, service yard and landscaping submitted in accordance with Planning Permission 2014/62/93136/W

On land at Lindley Moor, Huddersfield

Statement of Conformity submitted pursuant to
Regulation 8 (Subsequent Application where environmental information previously provided) of the Town & Country Planning
(Environmental Impact Assessment) Regulations 2011

On Behalf of Stirling Scotfield (Huddersfield) LLP / Mac's Trucks

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1.0 Introduction and Description of Proposed Development

Introduction

1.1 This document, or Statement of Conformity, has been prepared to accompany the reserved matters application ("the subsequent application") provided to Kirklees Council (KC) pursuant to Regulation 8 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 on behalf of Stirling Scotfield LLP and Mac's Trucks (the Applicant).

1.2 This Statement of Conformity (EIA 2011 Regulation 8) is submitted to support the reserved matters application for industrial development on Plot B following grant of outline planning permission as part of (hybrid) planning permission 2014/62/93136/W.

1.3 The Statement of Conformity assesses the ES submitted with 2014 hybrid planning application for the Site (ES comprises September 2014 ES and February 2015 Reg 22 Addendum addressing revised layout for Plot A and C)

1.4 The reserved matters application comprises an industrial unit for B2 uses comprising 18,715 sqft / 1739 sqm with associated parking, servicing and landscaping submitted pursuant to outline approval for industrial use on Plot B. Full details of this reserved matters application ('the subsequent application') is set out in Section 2.

1.5 The original planning application (LPA ref 2014/93136) submitted in October 2014 comprised:

- Industrial development comprising 270,436 sqft / 25,125 sqm of B1, B2, B8 industrial floorspace. This is split over two units, Plot A and Plot B. Plot A comprises 220,215 sqft / 20,460 sqm with 275 parking spaces and service yard. Plot B comprises 50,221 sqft / 4665 sqm with 82 parking spaces and service yard.
- Residential development comprising 253 dwellings (to be developed by Harron Homes and Taylor Wimpey);
- Public open space;
- Landscaping;
- New access point from Lindley Moor Road (serving Plot A);
- New access roads from Crosland Road (separate accesses serving Plot B and residential development [Plot C]);
- Engineering operations for SUDs / drainage attenuation; and
- Pedestrian / cycle routes throughout the Site.

1.6 The planning application was accompanied by an Environmental Statement dated September 2014 (hereafter referred to as "the September 2014 ES").

1.7 The September 2014 ES was updated in February 2015 (in accordance with Regulation 22 of EIA Regs) to reflect amends to the planning application in relation to Plots A and C. The text below sets out a summary of the revisions to Plot A following changes to the envisaged end user together with text explaining amends to Plot C (residential development).

1.8 **Plot A – Revised Plot drawing and wider site Masterplan**

Plot A is now submitted in outline with means of access to (but not within the site) to be approved. All other matters are reserved for future approval. The amends to Plot A comprised:

- Indicative layout for 2 industrial units(B1c/B2/B8 use) on Plot A totalling 160,000 sqft / 19,509 sqm
- Unit A1 - 60,000 sqft / 5574 sqm unit – B1c/B2/B8 uses – unit can be split into 4 units)
- Unit A2 – 100,000 sqft / 9290 sqm– B2 use
- Indicative building heights for units on Plot A – 14m
- Landscape buffer to Lindley Moor Road with opportunities for drainage attenuation
- Unit A1 – 121 parking spaces, 8 disabled, 12 cycle and 8 motorcycle spaces
- Unit A2 – 172 parking spaces, 10 disabled, 18 cycles and 8 motorcycle spaces
- 30m landscape buffer zone between industrial and residential development
- Footpath through 30m landscape buffer linking existing PROW with recreation space to the west
- Access points retained off Lindley Moor Road (as per original 2014 submission)

1.9 **Plot C – Revised residential layout**

Minor alteration re proposed to the residential layout in Plot C. The amends are a result of ongoing discussions with officers and include:-

- Reduction in number of units from 253 to 252 as a result of relocating the sewer outfall to the east of the O/H line - this necessitated the re-orientation of the highway network and the loss of 1 plot for TW (now between plots 26-33).
- Revised housetypes within both the Harron Homes and Taylor Wimpey scheme to provide 15% affordable housing on floor area rather than number
- Removal of LEAP – access to adjacent recreational space is now provided through the landscape buffer between Plots A and C and through POS within proposed residential scheme

1.10 The 2014 planning application was determined on the basis of the revised scheme set out above.

1.11 The current reserved matters application for Plot B is therefore submitted in accordance with the 2014 application with this document assessing the proposal against assessment made in the previously submitted ES (September 2014 and Feb 2015 Addendum)

1.12 This document outlines the current reserved matters proposal (Section 2) and demonstrates that any changes to the potential environmental effects identified by the September 2014 ES and subsequent February 2015 Addendum have been tested by the EIA team to assess whether the significance of effects identified will change as a result.

1.13 Where there are changes to assessment conclusions (which may be positive or negative), these will be explained in the respective paragraphs of Sections 4 and 5 below.

1.14 In summary, the Statement of Conformity will:

- Review amendments to the scheme design to identify any potential exceedance or reduction in the development parameters set out within the September 2014 ES;
- Set out the Other Information submitted; and
- Confirm the assessment of effects of the Proposed Development in light of the aforementioned Other Information.

Structure of the Report

1.15 The structure of Sections 4 and 5 of this Statement of Conformity will follow the order of chapters as in the September 2014 ES. Any supplementary information is provided in appendices, including copies of additional information provided to KC.

The Project Team

1.16 Each technical chapter has been reviewed/updated by those listed below (that is, the original author)(hereafter referred to as the Development Team).

Table 1.1: Project Team

Chapter Review	Responsibility
Chapter 4: Planning and Policy Context	I D Planning
Chapter 5: Landscape and Visual Impact	DLA Landscape
Chapter 6: Transport and Access	Sanderson Associates
Chapter 7: Socio Economic Impacts	I D Planning
Chapter 8: Biodiversity	Brooks Ecological
Chapter 9: Cultural Heritage & Archaeology	On Site Archaeology
Chapter 10: Air Quality	Jacobs
Chapter 11: Noise and Vibration	SRL
Chapter 12: Flood Risk & Drainage	Curtins
Chapter 13: Cumulative Effects and Summary of Predicted Effects	I D Planning

2.0 Summary of Proposed Development (Reserved Matters application)

2.1 The text below sets out a summary of the proposed development.

2.2 The reserved matters application (seeking approval for layout, scale, appearance and landscaping) is submitted pursuant to the outline planning permission for industrial development on Plot B (50,221 sqft / 4665 sqm B1c / B2 / B8 uses with 82 parking spaces and service yard). Access is taken from Crosland Road as approved by the current planning permission.

2.3 The reserved matters application comprises:

- 18,715 sqft / 1739 sqm industrial building for B2 uses comprising 15,172 sqft / 1410 sqm manufacturing floor space with 3543 sqft / 329 sqm ancillary office split over 2 floors.
- Up to 53 car parking spaces to serve end user including 3 disabled spaces (located south of main building)
- Service yard to west
- Landscaping to Lindley Moor Road and Crosland Road frontages.
- Building will be 8.24m to eaves and 9.115m to ridge
- Proposed FFL will be 261.5 aod
- Building will be constructed in profiled metal cladding (silver / grey to main building and blue for the office).

2.4 The outline approval includes an indicative layout for Plot B and sets out a number of parameters for future applications. The approved parameters included a max ridge height of 12.2m to parapet / 10m to haunch and a FFL of 259.75. Access is to be taken from Crosland Road.

2.5 A copy of the site layout plan and proposed elevations are attached at Appendices A and B respectively.

3.0 Summary of Planning Case

3.1 The Proposed Development is submitted as a reserved matters application for consideration of layout, scale, appearance and landscaping in accordance with planning permission 2014/62/93136.

3.2 The current outline planning permission for Plot B allows for development of up to 50,221 sqft / 4665 sqm B1c / B2 / B8 floorspace with 82 parking spaces and service yard. All matters are reserved for future approval with the exception of means of access which was approved under the outline. The outline approval is accompanied by an indicative masterplan for Plot B showing how the site could be developed. This however is purely indicative and as such the proposed development of an 18,715 sqft unit is not contrary to the current permission. In terms of the current outline, parameters were set for the heights of buildings with 12.2m to parapet / 10m to haunch and a FFL of 259.75. The proposed industrial unit is designed within these parameters in terms of building heights – 8.24m to eaves and 9.115m to ridge. It is noted the proposed FFL is circa 1.75m above the level set out at outline (outline at 259.75 whilst proposed building is at 261.5 – increase of 1.75m). However, whilst FFL has increased by 1.75m the height of the building has decreased by just over 3m, as such the proposed building will be circa 1.25m lower in terms of heights on site than that assessed at outline.

3.3 The planning case is presented more fully in the Planning Statement accompanying the planning application.

4.0 Environmental Topics

4.1 This section sets out the findings of the review undertaken by the Development Team of the ES submitted with the approved 2014 hybrid planning application (comprising original September 2014 ES chapter and Feb 2015 ES Addendum).

4.2 The review seeks to compare the reserved matters proposal ('subsequent information' as set out in Schedule 8 of the EIA Regs 2011) with the assessment undertaken as part of the 2014 hybrid application.

4.3 Following on from the review below Section 5 sets out the findings in simple table form with a review of residual effects.

Chapter 4: Planning & Policy Context

4.4 There have been no significant changes or amendments to planning policy since assessment of the ES associated with the 2014 hybrid application. The reserved matters application is in accordance with the outline approval for up to 50,221 sqft / 4665 sqm of employment floorspace on Plot B with height of the building sitting below the max ridge height previously assessed.

4.5 As such there is no requirement for re-assessment of the principle of the Proposed Development.

Chapter 5: Landscape & Visual Impact

4.6 The reserved matters application has been assessed against the 2014 hybrid application with the following points identified as amendments since preparation of original LVIA (2014):

- Replacement of the indicative large single industrial unit on Plot B for a single user (circa 50,221 sqft / 4665 sqm) with smaller building at 18,715 sqft / 1739 sqm.
- The height of the building proposed on Plot B is 7m to haunch (internal dimension), 8.24m to eaves and 9.115m to ridge which lower than the indicative heights approved (10m haunch and 12.2m to parapet). The building is therefore just over 3m lower in height than that previously assessed.
- The proposed FFL is 261.5m AOD, however, the previously consented scheme proposed a FFL of 259.75m AOD. Thus there is an increase of circa 1.75m in FFL. However this should be assessed together with the 3m reduction in height of the building.
- The proposed building on plot B is approximately 65m from Lindley Moor Road, circa 10m further away than the previously approved scheme. Distances to Crosland Road remain broadly the same

4.7 These amendments have been assessed against the original LVIA in terms of any changes to effect on viewpoints and/or landscape character.

4.8 The nature of the amends associated with the reserved matters application are within the parameters previously assessed. As such the reserved matters application is not considered to give rise to any significant amends in terms of EIA. Therefore, the impact assessment and significance of the effects provided in Chapter 5 of the September 2014 Environmental Statement and February 2015 ES Addendum remain valid and appropriate for the reserved matters application. Thus there is '**no change'** in terms of impact assessment and significance of effects

Chapter 6: Transport & Access

4.9 The reserved matters application has been assessed against the 2014 hybrid application (September 2014 ES and February 2015 Addendum) with regards highway safety and traffic generation.

4.10 The reserved matters application is set out in Section 2 and shown on the proposed layout plan attached at Appendix 1. The proposal consists of a smaller building on site and as such results in reduced traffic movements relative to the 2014 hybrid assessment. As such the 2014 assessment is considered to be unaffected as the proposed development sits within the assessments made previously.

4.11 In light of the above it is considered the impact assessment and significance of effects provided in Chapter 6 of the September 2014 ES and February 2015 ES Addendum remain valid and appropriate for the reserved matters application. Thus there is '**no change'** in terms of impact assessment and significance of effects.

Chapter 7: Socio Economic Impacts

4.12 The reserved matters application has been assessed against the 2014 hybrid application (September 2014 ES and February 2015 Addendum) with regards socio economic effects.

4.13 The reserved matters application is set out in Section 2 and shown on the proposed layout plan attached at Appendix 1. Whilst the proposed development consists of a smaller building, the proposal does not significantly alter the quantum of development or the nature of the Proposed Development when assessed against the 2014 hybrid application.

4.14 In light of the above it is considered the impact assessment and significance of effects provided in Chapter 7 of the September 2014 ES and February 2015 ES Addendum remain valid and appropriate for the reserved matters application. Thus there is '**no change'** in terms of impact assessment and significance of effects.

Chapter 8: Biodiversity

4.15 The reserved matters application has been assessed against the 2014 hybrid application (September 2014 ES and February 2015 Addendum) with regards biodiversity.

4.16 The reserved matters application is set out in Section 2 and shown on the proposed layout plan attached at Appendix 1. Whilst the proposal allows for some additional landscape planting, the scale is not so significant to be significant in terms of effects on biodiversity. As such, the proposal does not significantly alter the quantum of development or the nature of the Proposed Development when assessed against the 2014 hybrid application.

4.17 In light of the above it is considered the impact assessment and significance of effects provided in Chapter 8 of the September 2014 ES and February 2015 ES Addendum remain valid and appropriate for the reserved matters application. Thus there is '**no change'** in terms of impact assessment and significance of effects.

Chapter 9: Cultural Heritage and Archaeology

4.18 The reserved matters application has been assessed against the 2014 hybrid application (September 2014 ES and February 2015 Addendum) with regards cultural heritage and archaeology.

4.19 The reserved matters application is set out in Section 2 and shown on the proposed layout plan attached at Appendix 1. The proposal does not significantly alter the quantum of development or the nature of the Proposed Development when assessed against the 2014 hybrid application.

4.20 In light of the above it is considered the impact assessment and significance of effects provided in Chapter 9 of the September 2014 ES and February 2015 ES Addendum remain valid and appropriate for the reserved matters application. Thus there is '**no change'** in terms of impact assessment and significance of effects.

Chapter 10: Air Quality

4.21 The reserved matters application has been assessed against the 2014 hybrid application (September 2014 ES and February 2015 Addendum) with regards air quality.

4.22 The reserved matters application is set out in Section 2 and shown on the proposed layout plan attached at Appendix 1. The traffic flows as previously assessed are slightly greater than those relating to the current proposal. However the reductions are not significant. Thus the proposal does not significantly alter the quantum of development or the nature of the Proposed Development when assessed against the 2014 hybrid application.

4.23 In light of the above it is considered the impact assessment and significance of effects provided in Chapter 10 of the September 2014 ES and February 2015 ES Addendum remain valid and appropriate for the reserved matters application. Thus there is '**no change'** in terms of impact assessment and significance of effects.

Chapter 11: Noise and Vibration

4.24 The reserved matters application has been assessed against the 2014 hybrid application (September 2014 ES and February 2015 Addendum) with regards noise and vibration.

4.25 The reserved matters application is set out in Section 2 and shown on the proposed layout plan attached at Appendix 1. Thus the proposal does not significantly alter the quantum of development or the nature of the Proposed Development when assessed against the 2014 hybrid application.

4.26 In light of the above it is considered the impact assessment and significance of effects provided in Chapter 11 of the September 2014 ES and February 2015 ES Addendum remain valid and appropriate for the reserved matters application. Thus there is '**no change'** in terms of impact assessment and significance of effects.

Chapter 12: Flood Risk and Drainage

4.27 The reserved matters application has been assessed against the 2014 hybrid application (September 2014 ES and February 2015 Addendum) with regards flood risk and drainage.

4.28 The reserved matters application is set out in Section 2 and shown on the proposed layout plan attached at Appendix 1. Thus the proposal does not significantly alter the quantum of development or the nature of the Proposed Development when assessed against the 2014 hybrid application.

4.29 In light of the above it is considered the impact assessment and significance of effects provided in Chapter 12 of the September 2014 ES and February 2015 ES Addendum remain valid and appropriate for the reserved matters application. Thus there is '**no change'** in terms of impact assessment and significance of effects.

Chapter 13: Cumulative Effects

4.30 In light of the above and the fact that all impact assessments and significance of effects set out in the September 2014 ES / February 2015 Addendum remain valid and appropriate, similarly the assessment of cumulative effects provided in Chapter 13 of the September 2014 ES and February 2015 ES Addendum remain valid and appropriate for the reserved matters application.

5.0 Residual Effects

Summary

5.1 Tables 5.1 and 5.2 below provides a summary and comparison of the residual effects for the approved scheme (2014 ES) against the reserved matters application.

Table 5.1 Comparison of Residual Effect Assessment – Construction Phase

Residual Effect	Significance of Residual Effect	Revised Scheme Significance of Residual Effect	Comments
Chapter 5: Landscape & Visual Assessment			
Construction			
Effect on Landscape Resource	**Minor adverse**	**No change**	
Effect on Landscape Character	**Minor adverse**	**No change**	
Landscape / Heritage designations	**Neutral**	**No change**	
Effect on Viewpoint 1 Effect on Viewpoint 2 Effect on Viewpoint 3 Effect on Viewpoint 4 Effect on Viewpoint 5 Effect on Viewpoint 6	**Moderate adverse** **Minor-moderate adverse** **Minor adverse** **Minor adverse** **Minor-moderate adverse** **Moderate adverse**	**No change**	
Chapter 6: Transport and Access			
Construction			
Construction traffic impact on local highway network and accident and safety	**Minor adverse to negligible**	**No change**	
Chapter 7: Socio Economic			
Construction			
Generation of employment and stimulated economy	**Minor positive**	**No change**	
Community disturbance	**Minor adverse**	**No change**	
Effect on crime, policing and community safety	**Negligible**	**No change**	
Chapter 8: Ecology			
Construction			
Direct habitat loss of semi-improved grassland habitat	**Neutral**	**No change**	
Loss of roosting for non-breeding common pipistrelles	**Neutral**	**No change**	
Loss of habitat for common and typical breeding birds	**Neutral**	**No change**	
Chapter 9: Cultural Heritage and Archaeology			
Construction			
Groundworks Disturbance to buried archaeological remains	**Negligible**	**No change**	

General Groundworks disturbance to Roman Road earthwork	**Negligible**	**No change**	
Effect of left turn lane junction Crosland Road / Lindley Moor Road on Roman Road earthworks	**Minor-moderate adverse**	**No change**	
Effect on Guide Stoop (Grade II* listed)	**Negligible**	**No change**	
Effect on Haigh Cross (Grade II listed)	**Negligible**	**No change**	
Effect on boundary stone at Peat Pond Farm (Grade II listed)	**Negligible**	**No change**	
Effect on Crosland Road farmhouse (Grade II listed)	**Negligible**	**No change**	
Effect on cast iron milepost (undesignated)	**Negligible**	**No change**	
Demolition at Peat Ponds Farm and Haigh Cross Farm	**Negligible**	**No change**	
Demolition of boundary walls	**Negligible**	**No change**	
Chapter 10: Air Quality			
Construction			
Dust	**Minor adverse**	**No change**	
Chapter 11: Noise and Vibration			
Construction			
Noise from construction activities on site	**Negligible to Minor-moderate adverse (Site boundary).**	**No change**	
Vibration from construction activities on site	**Negligible**	**No change**	
Chapter 12: Flood Risk and Drainage			
Construction			
Flooding of construction area	**Negligible**	**No change**	
Pollution of surface water through spillages	**Negligible**	**No change**	
Effect on flood risk and drainage	**Negligible**	**No change**	

Table 5.2 Comparison of Residual Effect Assessment – Operation Phase

Residual Effect	**Significance of Residual Effect**	**Revised Scheme Significance of Residual Effect**	**Comments**
Chapter 5: Socio Economics			
Operation (year 15)			
Effect on Landscape Resource	**Minor adverse**	**No change**	
Effect on Landscape Character	**Minor adverse**	**No change**	
Effect on Landscape / Heritage Designations	**Minor beneficial**	**No change**	

Effect on Viewpoints Viewpoint1 Viewpoint 2 Viewpoint 3 Viewpoint 4 Viewpoint 5 Viewpoint 6	 **Moderate-minor adverse** **Minor adverse** **Minor adverse** **Minor adverse** **Moderate-minor adverse** **Moderate adverse**	**No change**	
Chapter 6: Transport and Access			
Operation			
Local Highway Network	**Negligible**	**No change**	
Pedestrian and cycle facilities	**Moderate positive**	**No change**	
Accidents/road safety	**Moderate positive**	**No change**	
Chapter 7: Socio Economic			
Operation			
Change to population profile	**Minor positive**	**No change**	
Increased job opportunities	**Moderate positive**	**No change**	
Change to levels of deprivation	**Minor positive**	**No change**	
Capacity of educational facilities	**Negligible**	**No change**	
Provision of housing	**Minor-moderate positive**	**No change**	
Provision of open space, community and leisure facilities	**Minor positive**	**No change**	
Health & Wellbeing	**Minor positive**	**No change**	
Crime, policing and community safety	**Negligible**	**No change**	
Chapter 8: Biodiversity			
Operation			
Potential effects on small bat populations due to landscaping and lighting	**Neutral**	**No change**	
Disturbance of common and breeding birds	**Neutral**	**No change**	
Chapter 9: Cultural Heritage and Archaeology			
Operation			
Impact on setting of Roman road earthworks	**Negligible**	**No change**	
Access to and accessibility of Guide Stoop (Grade II*)	**Moderate positive**	**No change**	
Effect on importance of Haigh Cross (Grade II)	**Moderate positive**	**No change**	
Access to and accessibility of boundary stone (Grade II)	**Moderate positive**	**No change**	
Effect on importance of Crosland Road Farmhouse (Grade II)	**Negligible**	**No change**	
Access to and accessibility of cast iron milepost	**Moderate positive**	**No change**	
Chapter 10: Air Quality			
Operation			

Change in pollutant concentrations (NO_2 and PM_{10}) as a result of exhaust emissions from road traffic generated by Proposed Development	**Negligible**	**No change**	
Chapter 11: Noise and Vibration			
Operation			
Road traffic noise	**Negligible**	**No change**	
Commercial Development	**Negligible to minor adverse**	**No change**	
Noise intrusion and external amenity of proposed sensitive receptors	**Negligible to minor adverse**	**No change**	
Chapter 12: Flood Risk and Drainage			
Operation			
Flood risk to off site properties	**Negligible**	**No change**	
Flood risk to the site from overland flow (surface water)	**Negligible**	**No change**	
Effect on drainage	**Negligible**	**No change**	

6.0 Concluding Statement

6.1 Overall this evaluation has shown that the original assessment conclusions provided in the September 2014 ES / February 2015 Addendum remain appropriate for the reserved matters application, with no change in the residual effects previously reported.

Appendices

Appendix A

Appendix A Site Layout Plan – dwg 120-051

Appendix B

Appendix B Proposed Elevations – dwg 120-061