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23/K20/6335

**Planning Support Statement
&
Design & Access Statement**

**PROPOSED WAREHOUSE &
EXTERNAL STORAGE YARD**

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1.0 Planning Supporting Statement

1.1 Introduction

This joint planning support and design and access statement accompanies a detailed planning application for a proposed development for a warehouse building with associated external storage yard at Lubrizol Ltd, on the Syngenta industrial complex, at Leeds Road Huddersfield.

The design and access statement is within accordance with the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2015; and Town and Country Planning (General Development Procedure) Order 2010 Article 4C.

1.2 Relevant Planning Policies

1.2.1 Policy LP8 Safeguarding employment land and premises

1. Proposals for development or re-development for employment generating uses (as defined in the Glossary) in Priority Employment Areas will be supported where there is no conflict with the established employment uses (as defined in the Glossary) in the area. In instances where the site is out of centre and the proposal includes main town centre uses then policy LP13 will need to be applied.

2. Within Priority Employment Areas, proposals for redevelopment resulting in a non-employment generating use, or for the conversion or change of use of sites and premises in use or last used for employment, will only be supported where:

a. it can be demonstrated that the site or premises are no longer capable of employment use; and

b. the proposed use is compatible with neighbouring uses and where applicable, would not prejudice the continued use of neighbouring land for employment.

The site is within an established industrial complex [Syngenta Ltd] and within the Priority Employment Area as defined within the maps on the Local Plan. The presumption thus being the proposals would be compatible with current planning policy LP8, noting the proposals are a Minor Application due to the scale. The proposed building being essential for the current established use on this site.

1.2.2 Policy LP28 Drainage

The presumption is that Sustainable Drainage Systems (SuDS) will be used to assist in achieving the following on each site:

a. for proposals on greenfield sites, typical greenfield run-off rates should not be exceeded;

b. for proposals on brownfield sites there should be a minimum 30% reduction in surface water run-off where previous positive surface water

connections from the site can be proven. New connections will be subject to at least greenfield restrictions;

c. No negative impact on local water quality and improvements in water quality where practicable;

d. Consider whether proposed open spaces and green infrastructure within sites can contribute to the sustainable drainage of the site.

Local conditions including the existence of critical drainage areas may require a lower run-off rate to be agreed to reflect volume control, local surface water risks, water course capacity and flood risk further downstream.

There will be a general presumption against pumping surface water. It must also be demonstrated that the surface water management solution is designed to meet requirements over the lifetime of the development including evidence that management and maintenance arrangements have been secured to cover that period. This includes ensuring proposals to store water meet national standards and latest best practice.

Flow paths accommodating water from outside the site or due to an exceedance event should be designed to avoid buildings and curtilages.

Development will only be permitted if it can be demonstrated that the water supply and waste water infrastructure required is available or can be co-ordinated to meet the demand generated by the new development.

The proposed building is to be sited on an existing hard landscaped/surfaced part of the Lubrizol site. Thus there will be no increase in run-off from this part of the proposed development, being roof drainage replacing yard drainage, with discharge to the existing on-site drainage system.

The service yard proposed will be drained via the existing on-site storage and controlled discharge to an existing outfall. This area will provide a calculated additional discharge of 15.5 l/s including 30% for climate change.

1.2.3

Policy LP31 Strategic Green Infrastructure Network

Within the Strategic Green Infrastructure Network identified on the Policies Map, priority will be given to safeguarding and enhancing green infrastructure networks, green infrastructure assets and the range of functions they provide. Development proposals within and adjacent to the Strategic Green Infrastructure Network should ensure:-

(i) the function and connectivity of green infrastructure networks and assets are retained or replaced;

(ii) new or enhanced green infrastructure is designed and integrated into the development scheme where appropriate, including natural greenspace, woodland and street trees;

(iii) the scheme integrates into existing and proposed cycling, bridleway and walking routes, particularly the Core Walking and Cycling Network, by providing new connecting links where opportunities exist;

(iv) the protection and enhancement of biodiversity and ecological links, particularly within and connecting to the Kirklees Wildlife Habitat Network.

The council will support proposals for the creation of new or enhanced green infrastructure provided these do not conflict with other Local Plan policies.

The site is located within the areas designated on Map 5 Strategic Green Infrastructure Area, being within the River Colne Corridor.

The development will have no impact on green infrastructure, biodiversity or ecology. There is a strip of self-seeded natural species trees and shrubs along the river bank [River Colne] and these will be retained insitu.

1.2.4

Policy LP34 Conserving and enhancing the water environment

Proposals must:

- 1. Ensure no deterioration of water courses or water bodies (including groundwater) by conserving and, where practicable, enhancing:
 - a. the natural geomorphology of watercourses, including reinstating watercourses to their natural state through removal of modifications resulting from past industrial uses;*
 - b. water quality; and*
 - c. the ecological value of the water environment, including the functionality of habitat networks.**
- 2. Ensure Source Protection Zones are protected from contamination as a result of the proposal in line with national guidance.*
- 3. Dispose of surface water appropriately (in accordance with the Local Plan drainage policy) adhering to the following networks in order of preference:
 - a. to an infiltration based system wherever possible (such as soakaways);*
 - b. discharge into a watercourse with the prior approval of the landowner, navigation authority or Environment Agency, where applicable. To comply with part 1 of this policy this must be following treatment where necessary or where no treatment is required to prevent pollution of the receiving watercourse;*
 - c. discharge to a public sewer.**

Proposals are encouraged to:

- 4. Make positive progress towards achieving 'good status or potential' under the Water Framework Directive in surface and groundwater bodies.*
- 5. Manage water demand and improve water efficiency through appropriate water conservation techniques including rainwater harvesting and grey-water recycling as well as considering water availability from surface water and groundwater sources.*
- 6. Improve water quality through the incorporation of appropriately constructed and maintained Sustainable Drainage Systems and surface water management techniques taking into account the sensitivity of groundwater.*

1.2.5 **Policy LP38 Minerals safeguarding**

1. Surface development will only be permitted within a Mineral Safeguarded Area where it has been demonstrated that:

a. the mineral concerned is proven to be of no economic value as a result of the undertaking of a Mineral Resource Assessment; or

b. the development will not inhibit mineral extraction if required in the future; or

c. there is an overriding need for the development; or

d. the mineral can be extracted prior to the development taking place

2. This policy will not apply to the following classes of surface development as they are unlikely to lead to the long term sterilisation of viable mineral resources:

a. extension to existing buildings and the erection of ancillary buildings within their curtilages;

b. developments on sites of less than 1000 sq. meters except for proposals within 250 metres of an existing planning permission for mineral extraction;

c. minor development (such as walls, gates and access);

d. temporary uses of sites for periods of less than 5 years;

e. amendments to previously approved developments;

f. applications for Listed Building Consent;

g. reserved matters;

h. applications for advertisement consent

The Local Plan indicates the site is within the mapped area of Mineral Safeguarding – Map 6. The proposal being within the confines of the established industrial complex occupied by Syngenta there is little relevance of the Policy as the development comes aligns with 2(b) being less than 1000 sqm on plan. Actual new development being 405 sqm.

1.2.6 **Policy LP53 Contaminated and unstable land**

Development on land that is unstable, currently contaminated or suspected of being contaminated due to its previous history or geology, or that will potentially become contaminated as a result of the development, will require the submission of an appropriate contamination assessment and/or land instability risk assessment.

For developments identified as being at risk of instability, or where there is evidence of contamination, measures should be incorporated to remediate the land and/or incorporate other measures to ensure that the contamination/instability does not have the potential to cause harm to people or the environment. Such developments which cannot incorporate suitable and sustainable mitigation measures which protect the well-being of residents or protect the environment will not be permitted.

Flood Risk Assessment

The application site lies within flood zone 3 as defined by the Environment Agency flood map.

A Flood Risk Assessment is being prepared by WSP and will be issued separately to this document.

2.0 Design & Access Statement

2.1 Design Principles & Concepts

2.2 Use & Layout

- 2.2.1 The existing area of site where the new warehouse building is proposed to be sited is a hard surfaced yard used currently for external storage.
- 2.2.2 A grass surfaced area adjacent to this will be used for external storage.
- 2.2.3 The Applicants have other buildings to the east and north of the proposed warehouse building.
- 2.2.4 The building will be serviced by fork-lift trucks.
- 2.2.5 A lean-to section of the proposed building will be used as an office by the warehouse manager and be occupied intermittently.

2.3 Amount

- 2.3.1 The proposed building will be 384 m.sq of nett floor space for the warehouse use and 21 m.sq for the ancillary office use.

2.4 Appearance

- 2.4.1 The building will be clad to walls and roof with plastisol coated profiled steel sheet. Cladding will not be full height but will stop short of the floor level by 500mm. Service doors will be sectional overhead or roller shutter. Personnel / fire exit doors will be included to the east and west elevations. An additional service door for occasional operational use will be fitted within the north elevation.
- 2.4.2 The roof pitch will be the traditional 6 degrees for industrial buildings. The eaves are to be 6m above floor slab level and the ridge set at a height of 7m.
- 2.4.3 The external yard storage area will be protected by a concrete kerb detail to its perimeter with drainage discharging to on-site attenuation tanks.

2.5 Design Considerations

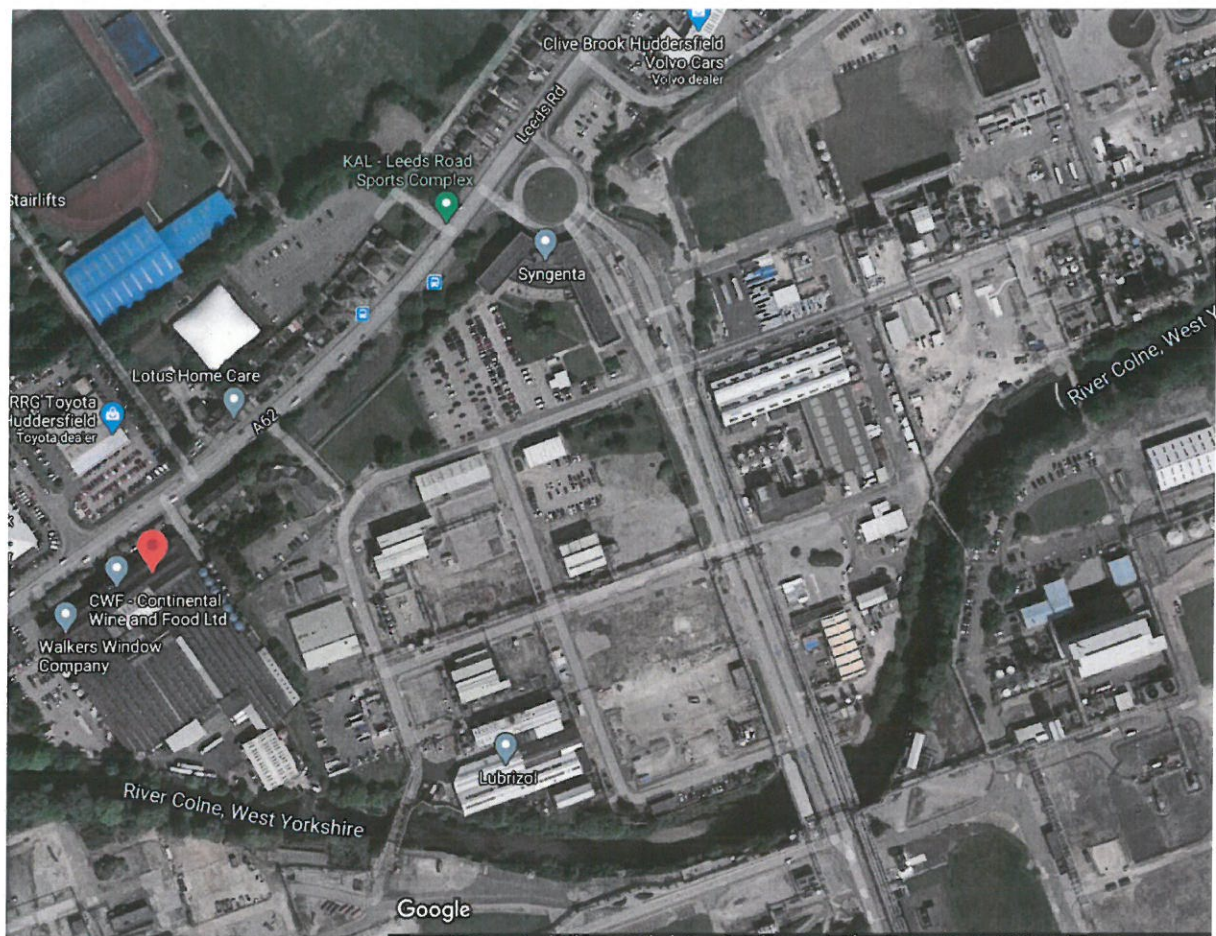
- 2.5.1 A main consideration for the applicant has been proximity of the proposals to the river Calder. The building evolved in position to ensure the set-off from the top of the river bank was sufficient so as not to impact on accessibility for long term river bank maintenance. The surfaced building access and yard will provide a stable vehicular hard standing for the same.
- 2.5.2 Another major consideration being flood risk and any potential impact of development could have on downstream sites. WSP have been engaged to conduct the flood risk assessment and this is attached as a separate document.

- 2.5.3 The development will permit much of the externally sited goods to be stored under cover within the same locality within the site complex.
- 2.5.4 The proposed materials are selected to match the existing buildings immediately around the proposal so the building will fit in with its industrial setting. The open nature of the lower parts of the elevations will permit free flowing of flood waters should that arise.
- 2.5.5 All mechanical and electrical fittings, which will be limited to lighting and limited power requirements, will be fitted at a minimum 1000mm above floor level.

2.6 Access

- 2.6.1 The vehicular and pedestrian access points to the premises be to the west and east elevations of the building, with the additional occasional use service vehicle doorway to the north elevation. Pedestrian access to the building will be to the west and east elevations.
- 2.6.2 The redevelopment will include regrading and surfacing of the service forecourt to suit the new building. This will enable improved circulation of service vehicles within the service yard along with more uniform yard gradients, improved surfacing and drainage.

APPENDIX A – Google Map



APPENDIX B – Photographs



