

**Consultation Response from KC,  
Policy**

**2023/90209 Land off, Thornhill Road, Dewsbury, WF12 9QE**

**Erection of detached dwelling and two storey workshops**

**Date Responded: 26/05/2023**

**Responding Officer: HR**

**Responding Ref:**

The applicant has submitted additional information in relation to the application. This policy response relates solely to the Planning Statement addendum provided in relation to Policy LP8. Comments made on other Local Plan policies still apply.

The proposed development is for the erection of a detached dwelling and two storey workshops located within a Priority Employment Area (PEA36). The application proposes to clear the existing scrap yard and demolish the 3 small industrial units replacing them with 2 workshops and a detached dwelling. Any development would have to demonstrate how it complies with Local Plan Policy LP8.

The previous Policy response states that the industrial workshops proposed are appropriate when considered against LP8. It is the residential dwelling that is not appropriate when considered against LP8.

Paragraph 6 of the Planning Statement addendum submitted by the applicant states that the development should be assessed as a whole, rather than the constituent parts. When doing so the proposal does not comply with LP8 and the applicant has not tried to demonstrate that the site is no longer fit to be used for employment generating uses.

Paragraph 10 of the Planning statement addendum states *'We don't believe the concept of the proposed development has been fully understood as this application is not seeking to lose business and industry on the site, but seeking to improve the offer for business and industry on the site by seeking to provide new premises, that will employ more people than are currently employed on the site.'* The principle of improving the offer of business and industry on the site is acceptable, however the proposal seeks to lose employment land, we understand the proposal isn't losing business premises but it is losing employment land to a non-employment generating use.

The Local Plan Inspector concluded that the PEA assessment is appropriate and proportionate and that PEA's play an important role in providing local employment opportunities and contributing to the local economy. The potential employment supply across the district of 48ha from vacant land within designated PEA's is considered as potential employment supply and contributes to our objectively assessed employment need (OAN) (SD1, Table 5), as such should be safeguarded. She concludes that the employment strategy and policies are justified, effective and consistent with national policy.

The 48ha of undeveloped land within PEA's have the potential to contribute towards the current supply of employment land. Although this supply is not considered to be prime and is neither allocated or subject to planning permission, it is still important to acknowledge potential within the districts existing employment areas and therefore this land has been accounted for within the supply calculations.

Paragraph 11 highlights another PEA within the district where permission was approved for a mixed-use scheme, (2018/90501, Stanley Mills). The comparison of the two schemes is not relevant in this case as Stanley Mills had been marketed for a number of months and couldn't meet the needs of modern businesses. It would have been hard to refurbish and the mill had been empty for some time. The applicant's site has current tenants therefore in this case is not a relevant comparison.

Paragraph 13 identifies that this application seeks to intervene before the premises are no longer safe or fit for occupation. The council has no objection to new units on the site. The new units on the site are acceptable and the cost of which is not a material planning consideration in this case. The issue is the loss of employment land to a non-employment use not the replacement of industrial units.

To comply with policy LP8 the applicant must demonstrate that the land is no longer capable of delivering an employment generating use. The applicant has not demonstrated that the land where the dwelling is proposed is no longer capable of doing so. The land is designated as priority employment area in the current Local Plan and the loss of this area of land to another use would need to be justified by the applicant. The applicant has not demonstrated that the site is no longer capable of delivering an employment use.

The applicant also needs to demonstrate that the proposed use will be compatible with neighbouring uses and where applicable, would not prejudice the continued use of neighbouring land for employment. Residential development on an employment site could prejudice future expansion to other existing businesses within the PEA.