

nineteen47

CHARTERED TOWN PLANNERS
& URBAN DESIGNERS

Updated Planning Statement

Demolition of warehouse unit and proposed erection of commercial building including retail warehouse, showroom and office space.

Sueno Beds, Bretton Street, Dewsbury WF12 9DB

Client:

Sueno

Project:

Sueno Beds, Bretton Street, Dewsbury WF12 9DB

Report Title:

Updated Planning Statement

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SECTION 1: INTRODUCTION

- 1.1 nineteen47 is instructed by Sueno [the "Applicant"] to prepare and submit an application for full planning permission [the "Application"] to Kirklees Council [the "LPA"] for the erection of an industrial unit with ancillary employment space [the "Proposed Development"] on land at Sueno Beds, Bretton Street, Dewsbury WF12 9DB [the 'Application Site'].
- 1.2 The applicant is currently operating from the Site on a temporary basis, as their previous unit on Bretton Park Way previously burnt down. The applicant is seeking to upgrade their premises through the proposed development of a new building comprising warehouse, showroom and office space. This will support the growth of the business within the district and seek to enhance employment provision within the area, as well as improving the appearance of the Site.
- 1.3 This Statement should be read and considered in conjunction with the plans, drawings and documents submitted as part of the Application. The list of supporting application documentation comprises the following:
- Application Forms and Certificates
 - Proposed Floor Plans
 - Proposed Elevations
 - Phase 2: Ground Investigation Report
 - Drainage Impact Assessment
 - Drainage Strategy
 - Arboricultural Report
 - Transport Assessment
 - Travel Plan
- 1.4 This Statement is structured as follows:
- Section 2 provides an overview of the Site and its surroundings;
 - Section 3 provides an overview of the Proposed Development;
 - Section 4 outlines the relevant Planning Policy Context;
 - Section 5 assesses the proposals within a planning context;
 - Section 6 draws conclusions.

SECTION 2: SITE CONTEXT

- 2.1 The application site is located within an industrial part of the Saville Town suburb of Dewsbury approximately 2km south of Dewsbury's centre.

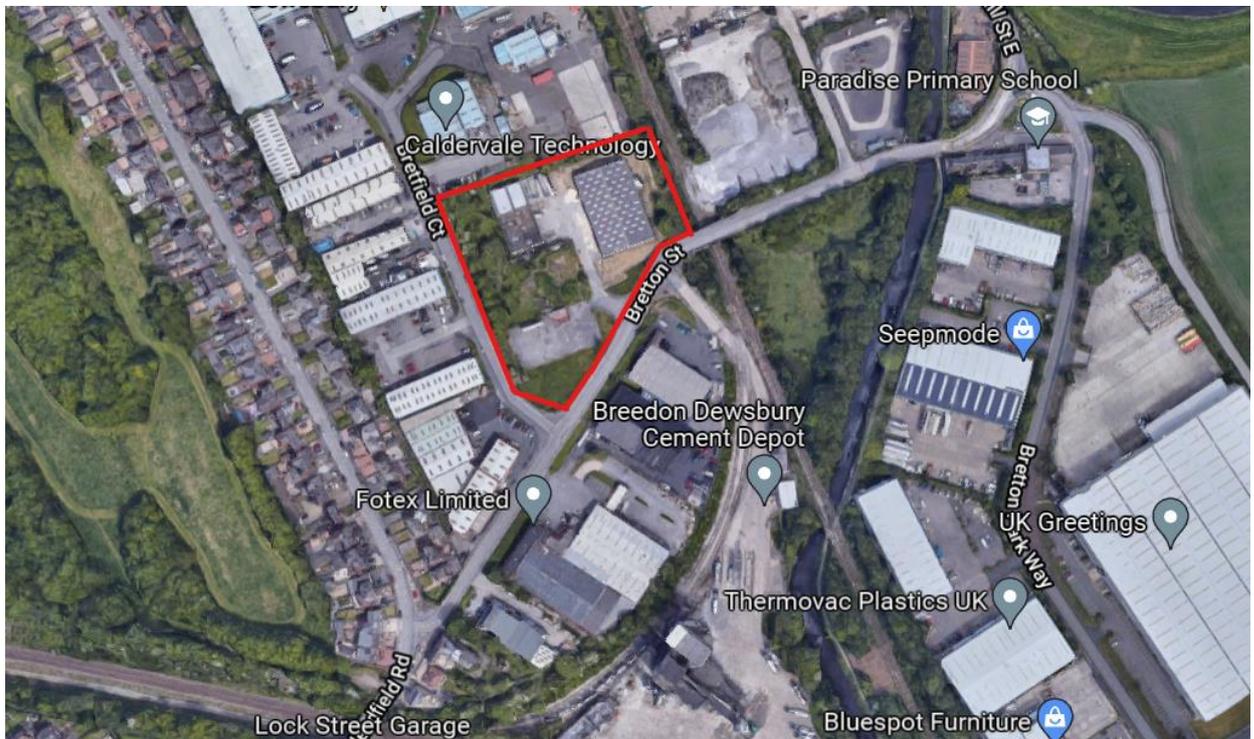
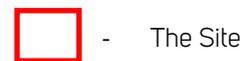


Figure 1: Site location



- 2.2 The site is bound by Bretton Street to the south and Bretfield Court to the west. To the north of the site are various industrial units and to the east, the Site is bound by a railway line.
- 2.3 The Site itself comprises a Bedroom Furniture Store, which is sited on the eastern half of the Site. The Site is accessed off Bretton Street. An additional unit is positioned on the northwest of the Site, which also serves the business. An area of hardstanding can be found to the south west and is utilised for lorry parking.
- 2.4 The west of the site, adjacent to Bretfield Court there is a landscaped boundary and further landscaping is also located along the northern and eastern boundaries of the Site

Surrounding Context

- 2.5 The Site is immediately surrounded by commercial and industrial units of varying scales.
- 2.6 Further to the west is a residential area along Headfield Road, which connect to a large area of residences to the north of the Site.

- 2.7 The Site is accessible via multiple transport modes. Along Headfield Road, 200 m to the west, are Bus Stops operating two services to the centre of Dewsbury. 2 km to the west and 2 km north sits Ravensthorpe and Dewsbury Train Stations, respectively.
- 2.8 The Site falls within Flood Zone 1, as confirmed in the Environment Agency's Flood Maps.
- 2.9 There are no heritage or ecology designations, or Tree Preservation Orders understood to affect the Site.
- 2.10 Kirklees Council's planning records service does not detail any relevant planning history relating to the Site.

SECTION 3: PROPOSED DEVELOPMENT

- 3.1 This application seeks full planning permission to erect a commercial building including warehouse, showroom and office space and associated car parking.
- 3.2 To facilitate the proposed development one of the existing units within the northwest part of the site will be demolished.
- 3.3 The proposed building will comprise a four-storey unit together with new areas of car parking to the southern and northern boundaries of the site, comprising parking for 42 vehicles to the south, including 3 disabled spaces and cycle parking, and 20 vehicle spaces to the north of the proposed building.
- 3.4 The development proposes two new vehicular access points from Bretfield Court. The northern most access point will serve the 20 parking spaces and on the northern boundary and will create a looped access route through the site towards Bretton Street, via that existing retained access points. The second access point proposed from Belfield Court will provide dedicated and separate access to the visitor/staff parking area to the south of the site.
- 3.5 On the ground floor, the building will accommodate warehouse space and ancillary supporting facilities including a Reception Area with the Main Entrance; a Canteen Area; Meeting Rooms and Employee Service Rooms.
- 3.6 The second floor will accommodate an open plan office with space for 52 desks. The third floor will accommodate further desk space, albeit the floorspace is separated into five smaller workspaces.
- 3.7 The fourth floor will house a large showroom, and small open plan office. As is the case on the previous two floors, an area of each floor is allocated for service use including toilets, changing rooms, kitchen and storage.
- 3.8 The internal design includes a proposed gallery entrance space, which spans the height of the entire office block.
- 3.9 The warehouse section of the proposed development will contain four access points on the eastern elevation to allow for deliveries and large vehicular access from the forecourt.

SECTION 4: PLANNING POLICY CONTEXT

4.1 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

4.2 Alongside the National Planning Policy Framework [the “Framework”] (2021), the Development Plan for the purposes of determining this application is Kirklees Local Plan Strategy and Policies, and allocations and Designation documents, adopted 27th February 2019.

National Planning Policy Framework (2021)

4.3 The focus of the updated Framework remains on achieving sustainable development, based on overarching economic, environmental and social objectives.

4.4 Paragraph 2 confirms that planning applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

4.5 Paragraph 8 defines sustainable development with reference to the three overriding objectives of the NPPF, net gain in relation to economic, environmental and social benefits.

4.6 Paragraph 11 retains the presumption in favour of sustainable development including (c) “approving development proposals that accord with an up-to-date development plan without delay”.

4.7 Section 6 of the Framework sets out the guidance for ‘Building a strong, competitive economy’. Paragraph 81 explains planning decision should help create the conditions in which businesses can invest, expand and adapt.

4.8 Planning decisions should give significant weight on the support of economic growth and productivity, taking into account local business needs and wider opportunities for development.

4.9 Paragraph 119 seeks the effective use of land, including the use of previously developed land or ‘brownfield’ land for development which meets the needs for homes and other identified uses.

4.10 Paragraph 124 supports development which makes efficient use of land, given considerations to the location of development and the provision of nearby services and infrastructure, the need for the development in the area and the desirability to maintain an areas character or setting through regeneration.

4.11 Paragraph 126 outlines the creation of high quality; beautiful and sustainable buildings is fundamental to what the plan process should achieved. Paragraph 130 explains planning decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; 39
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users;
- g) and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Kirklees Local Plan 2019

- 4.12 The Site is designated within a Priority Employment Area, under ID PEA33. Under Policy LP8, development or re-development of employment generating uses in these area will be supported.
- 4.13 Policy LP1 reflects the Framework's approach to a presumption in favour of sustainable development and seeks to secure development which improves the economic, social and environmental conditions in the area.
- 4.14 Policy LP2 requires development proposals to build on the strengths, challenges and opportunities of the Local Plan in order to protect and enhance the character of each place. The Statement Place Shaping for Dewsbury and Mirfield outlines Brownfield opportunities from former industrial uses.
- 4.15 The spatial development strategy details how sustainable economic growth will be delivered in Kirklees throughout the plan period. This will be achieved by 95 hectares of new employment land which will achieve 75% employment rate. As an existing employment site, the application site is not included within the allocated Sites for larger economic development, as these are centred around the M62 corridor.
- 4.16 Policy LP3 indicates development proposals should reflect Policy LP1 and LP2 with regard to the location of new development. LP3 requires development to reflect: -
 - a. the settlement's size and function; and
 - b. place shaping strengths, opportunities and challenges for growth; and
 - c. spatial priorities for urban renaissance and regeneration; and

- d. the need to provide for new homes and jobs;
- 4.17 Policy LP7 supports the reuse of previously development land in sustainable locations in order to achieve efficient and effective use of land and buildings.
- 4.18 Policy LP8 outlines that proposals for development or re-development of employment generating uses in Priority Employment Area will be supported where there is no conflict with the established employment uses in the area.
- 4.19 Paragraph 7.17 requires existing employment areas, with links to various transport modes and within suitable distance from residential areas to be retained and protected against conversion to residences.
- 4.20 Policy LP9 supports the proposal of new development which will contribute to the creation of local employment opportunities and provide employment with higher wage levels. This policy seeks to support skilled and flexible workforces.
- 4.21 Policy LP20 seeks to encourage development in line with the spatial development strategy to ensure the need to travel is reduce and that essential travel can be met by sustainable transport modes. Travel plans will normally be required for major developments.
- 4.22 Policy LP21 requires development to be accessible by sustainable modes of transport and be accessed effectively and safely by all users. New development will normally be permitted where safe and suitable access to the site can be achieved for all people and where the residual cumulative impacts of development are not severe
- 4.23 Policy LP24 requires good design to be at the core of all design proposals. This should be achieved through design considerations at the outset of the development process including thought of the scale, form, layout and detail of the development in relation to the character of the surrounding area.
- 4.24 Policy LP27 seeks for all proposals to include flood mitigation measures such as compensatory storage, identified through a Flood Risk Assessment. The proposal must also not increase flood risk elsewhere and where possible should reduce flood risk. Mitigation measures, where necessary, should be proposed.
- 4.25 Policy LP28 requires development on Brownfield sites to provide a minimum of 30% reductions in surface water run-off where previous positive surface water connections from the site can be proven. This could be delivered through green infrastructure or open spaces.
- 4.26 Policy LP28 will only permit development 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.
- 4.27 Policy LP30 supports the protection and enhancement of biodiversity and geodiversity. Development proposals should not result in significant loss to biodiversity and as a last result compensatory measures can be taken. Minimised harm can be achieved through good design which should also seek enhancements to biodiversity.

- 4.28 Policy LP32 supports proposals which consider and enhance the landscape character of the area with consideration to the setting of buildings, patterns of trees and boundaries.
- 4.29 Policy LP33 does not support developments which directly or indirectly threaten trees or woodlands of significant amenity. Proposals should remain any valuable or important trees.

SECTION 5: PLANNING ASSESSMENT

- 5.1 The planning assessment will consider the proposed development within the context of the local development plan and the Framework in order to demonstrate compliance with relevant policies.
- 5.2 The proposed development will be considered in respect of the following key issues:
- Principle of Development
 - Design
 - Access and Highways
 - Trees
 - Ground Conditions

Principle of Development

- 5.3 The Site is currently in employment use and is within a designated Priority Employment Area. The proposals fully support the Framework and Local Plan objectives of supporting economic and employment growth in such locations.
- 5.4 The demolition of an existing commercial building, which is coming to the end of its life and making inefficient use of the site, will support the efficient use of the Site for a purpose built modern and sustainable facility. The development will regenerate the Site in accordance with paragraph 124 of the Framework and the replacement building will serve the existing company and also allow the expansion of the business, in accordance with Policy LP8 of the Local Plan.
- 5.5 The intensification of an existing employment site reflects the sentiment of Section 11 of the Framework through the effective use of Land and re-development on a brownfield site.
- 5.6 The development seeks to retain over 100 employees who worked at the Sueno Beds site on Bretton Park Way before the site unfortunately burnt down. The client is seeking to retain the business in the area through the proposed development.
- 5.7 The development is considered to be sustainably located within an existing commercial area and supported by public transport connections towards Dewsbury Town Centre. It is considered that the proposals reflect the objectives of sustainable development set out within the Framework and should be approved without delay.

Design

- 5.8 The proposed development comprises a four-storey building, which will be commercial in appearance in keeping with other buildings within the area.

- 5.9 The commercial unit will sit on the west boundary of the Site and be fronted by a car park, set back from Bretton Street. This boundary will be softened by proposed landscaping.
- 5.10 The scale of the development is taller than most buildings in the immediate locality however is deemed appropriate as a high-quality development enhancing the corner of the Bretton Street Enterprise Centre which reflects paragraph 130 of the Framework, specifically part d.
- 5.11 The development will be constructed using high-quality materials which aim to innovate the appearance of the site. The warehouse unit will be cladded using slate tiles and the front of the building constructed in a frosted glass, aimed to increase the natural lighting within the office and showroom element of the unit.

The design will improve the appearance of the Site from Bretton Street and Bretfield Court and overall consider Policy LP24 of the Local Plan and paragraph 130 of the Framework through showcasing high-quality design and character reflective of the local area.

Access and Highways

- 5.12 The application will be supported by a Transport Statement and Travel Plan prepared by SCP Transportation Planning. The conclusions of the former showcase the development represents a small net increase with regard to traffic movement and is suitably located to accommodate sustainable transport modes.
- 5.13 The development proposes an two additional access points from Bretfield Court, comprising a dedicated access route to the staff/visitor parking area and a separate access point to additional parking on the northern boundary, which will also provide a looped access through the site to Bretton Street. In accordance with Local Plan Policy LP21 this approach provides safe access for future users of the unit, whilst enabling continued access to larger vehicles via Bretton Street, using the existing access.
- 5.14 To encourage sustainable transport modes this access can also be utilised by pedestrian and cycle users. The applicant is providing a sheltered cycle storage within the staff car park and as outlined Section 8.0 of the Travel Plan is seeking to encourage sustainable transport modes and reduce car dependency for the staff.
- 5.15 The preparation of both documents adheres to Policy LP20 of the Local Plan. Furthermore, the conclusions of which outline the acceptability of the proposal in regard to transport and access, and as outlined in paragraph 111 of the Framework, the application should not, therefore, be refused on these grounds.

Trees

- 5.16 The application is supported by an Arboricultural Constraints Appraisal prepared by Bowland Tree Consultancy Ltd. This appraisal has identified the categories of trees on Site and outlined they value.
- 5.17 In relation to this application the following trees/tree groups are likely to be affected: G2, G3, T5, T6 and T7.

- 5.18 G2 and G3 are both self-set groups of trees within Category C. Given their low value to removal of these trees will not constitute a loss on the Site. The individual trees are categories C and U.
- 5.19 The loss of these trees would not contradict Local Plan Policy LP33 as their value is not considered significant or valuable to the area.
- 5.20 The applicant will re-plant 18 trees along the south boundary. This will soften the impact of the car park and increase the attractiveness of the development from the street view.

Drainage

- 5.21 Alan Wood & Partners have been instructed to prepare a Drainage Strategy and subsequent Drainage Impact Assessment, which considers the drainage proposals and implications. The proposed development is within Flood Zone 1 and is less than 1 ha and therefore does not require a Flood Risk Assessment.
- 5.22 The drainage impact assessment concludes the proposed drainage strategy is designed to meet the requirements of the Building Regulations. The drainage strategy designed proposes to reduce the surface water drainage from the previously development and will connect to existing sewers without causing stress.

Ground Conditions

- 5.23 The applicant has instructed Arc Environmental to complete a Phase 2: Ground Investigation Report to support this application. This report concludes the site is not deemed a risk for potential future surface stability issues or ground contamination. The report does recommend the following works.
- 5.24 The removal of material on site should be kept at a minimum and reused on Site where appropriate. Consistent removal of onsite material will require further testing. Arc Environmental also suggest a watching brief be undertaken when works commence.
- 5.25 For the development of the site, adequate surface drainage should be designed and installed to avoid water pooling. For deeper excavations, drainage and service runs that may run close or beneath existing or proposed new foundations should be undertaken with care.

SECTION 6: CONCLUSIONS

- 6.1 This planning statement has been prepared on behalf of Sueno to support a full planning application for the demolition of an existing commercial building and the development of a commercial building to include warehouse, showroom and office space.
- 6.2 The proposals seek to regenerate an existing employment site, making more efficient use of land within an employment area to support the growth of the Applicant's existing business. The scheme will also enhance the appearance of the site within the surrounding area
- 6.3 The Site is located within a designated Priority Employment Area in the Local Plan and the proposals will support the wider objectives of the plan to support the growth of employment uses within the district.
- 6.4 In summary, this planning statement has demonstrated that the Proposed Development accords with all relevant policies from the Development Plan and all other material considerations, including the Framework. It is therefore respectfully requested that full planning permission is granted.