Broadgrove
PLANNING & DEVELOPMENT LTD

PLANNING, DESIGN AND ACCESS STATEMENT

Land adjacent to Sands Terrace, Leeds Rd,

Huddersfield, HD2 1YX

San Pedro Properties Ltd

151/001
March 2023

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1. Introduction

Broadgrove Planning and Development Limited have been instructed by San Pedro Properties Ltd ('the Applicant') to prepare an application seeking full planning permission for the erection of a new workshop (Class E (g)) and associated works at Sands Terrace, Leeds Rd, Huddersfield, HD2 1YX ('the site').

1.1. This Planning, Design & Access Statement details the proposed development and addresses relevant issues and material planning considerations as identified in national and local planning policy.

1.2. This statement provides: details about the site and its surroundings in Section 2; planning history in Section 3; the design, access and development proposals in Section 4; the relevant planning policy context and material considerations in Section 5; an assessment of planning issues in Section 6; and conclusions in Section 7.

1.3. This Planning, Design & Access Statement should be read in conjunction with the following plans and reports which accompany the application:

- Planning Forms and Certificate;
- Existing and proposed plans prepared by Space Architecture and Design Ltd –
    - Site Location Plan & Existing Site Plan 23.001(2-)001
    - Proposed Floor Plans, Site Plan and Elevations 23.001(2-)003
- Environment Agency's Flood Map for Planning information for the site.

1.4. All the information necessary to determine the application should be found within these supporting documents.

2. Site and Surrounding Area

The Site

2.1. The application site is at land adjacent to 6 Sands Terrace, Leeds Rd, Huddersfield, HD2 1YX (416230, 418599). It is situated entirely within the administrative boundary of Kirklees Council ('the Local Planning Authority [LPA]') and is highlighted in red in the accompanying plans.

2.2. The site is located along Peace Pit Lane, a small side road accessed from the main road A62 (Leeds Road). The site is approximately 4 kilometres northeast of Huddersfield Town Centre, the settlement in which it is situated.

2.3. The site is rectangular, measures approximately 0.01ha and adjoins the neighbouring no.'s 1 – 6 Sands Terrace which are in use as residential dwellings.

2.4. Currently, the site comprises hardstanding in the form of a raised foundation platform. The site is largely clear of vegetation aside from a grassed verge at the rear. There is a telegraph pole situated to the north of the site.

2.5. The site is raised in height to the same level of Peace Pit Lane and adjacent Sands Terrace. To the rear (northeast) of the site, the land slopes down, dropping approximately one meter below that of the site levels.

2.6. There are no trees or vegetation on site and as such, there are no trees protected under a Tree Preservation Order (TPO) on site.

2.7. The site is located wholly in an area of medium risk of flooding from rivers or sea (Flood Zone 2), as per the Environment Agency's Flood Map for Planning. The site also has a very low risk of surface water flooding, with a less than 0.1% chance of flooding each year.

Surrounding Area

2.8. The site directly adjoins Sands Terrace, a row of six terraced houses standing at two storeys. Sands Terrace is characterised by natural stone walls with slate roofs.

2.9. The site formerly adjoined public recreational land that has been developed over time to include a temporary indoor tennis facility, sports hall, and a small recreational play area.

2.10. Generally, the surrounding area comprises a mix of recreational, commercial, and industrial uses. There are a considerable number of residential dwellings lining the A62 (Leeds Road), but it is evident that employment uses occupy the prominent land use in the area.

2.11. Residential dwellings to the east comprise detached and semi-detached dwellings with bay windows, mansard rooftops, and clay roof tiling. To the west, terraced dwellings along the A62 (Leeds Road) and semi-detached/terraced dwellings off Springbank Road adopt Sandstone brickwork with slate roof tiles.

2.12. Currently, access to the site is gained via Peace Pit Lane, a cul-de-sac which adjoins the A62 (Leeds Road). The access is shared with the Peace Pit Council Depot with their premises located over the Huddersfield Broad Canal.

2.13. The site represents a highly sustainable location with great access to public transport providing links from Huddersfield Town Centre and other neighbouring towns and settlements. There is a bus stop within walking distance (c.190m) of the site that provides key links to Huddersfield Town Centre and Leeds every 5-10 minutes. Deighton train station is also within walking distance (c.900m) and provides access to Leeds, Manchester, York, Castleford, and Wakefield.

2.14. Other neighbouring settlements are accessible by the A62, which runs parallel with the M62. Junction 25 of the M62 is located approximately 5.0 kilometres north of the site and provides strategic links between Rochdale, Leeds, and the northeast.

2.15. There are mature trees in direct vicinity of the site lining the southwestern side of Peace Pit Lane as well as the sports hall and temporary tennis dome to the north and east of the site. The presence of these trees provides screening from both the automotive industries and recreational sports facilities adjacent to Sands Terrace.

2.16. A review of Historic England's records reveals there are no statutory listed buildings on or in impactable distance of the site. The site is not located within the boundary of or in proximity to a conservation area. There are no locally listed heritage assets in vicinity of the site.

2.17. The site does not form part of any statutory designated sites such as Sites of Special Scientific Interest, Special Protection Areas, Special Areas of Conservation, National or Local Nature Reserves, or Ramsar Sites.

3. Planning History

Planning History

3.1. The application site has been subject to the following planning applications and appeals which are set out below:

3.2. **2005/62/94518/W2** – Erection of no. 2 dwellings. Decision: Refused. Decision date: 08/12/2005.

3.3. Application 2005/62/94518/W2 received six reasons for refusal in December 2005, relating to design; vehicular traffic; parking; visual amenity; noise; and flood risk.

3.4. The reasons for refusal mainly related to insufficient information being provided for the local planning authority to be able to make a judgment that the scheme was technically acceptable for residential use.

3.5. **2010/62/90452/W2** – Erection of semi-detached dwellings. Decision: Withdrawn. Decision date: 10/05/2010.

3.6. **2016/62/93110/W** – Erection of 2 dwellings. Decision: Refused. Decision date: 07/05/2021.

3.7. Under delegated powers, the planning application with reference 2016/62/93110/W was refused for one reason relating to Flood Risk. The site was considered to be located within Flood Zone 3a and therefore the higher vulnerability of the proposed development would be contrary to the Kirklees Local Plan and Chapter 14 of the NPPF.

3.8. The agent undertook negotiations to seek additional information in relation to flood risk, however the information provided was not sufficient to address the concerns set out in the reason for refusal. Proposals for residential use would only be permitted where a sequential test and exceptions test are undertaken to demonstrate there are no other available sites in Huddersfield at a lower risk of flooding that could accommodate the proposed development; however, this was not satisfactorily demonstrated to overcome the site's flood zone location.

3.9. Aside from the flood risk issue, there were no other technical reasons forming refusal. The proposed pair of semi-detached dwellings were considered to be of traditional design and in-keeping with the character of the surrounding development. The chosen palette of materials featured natural coursed stone walls, artificial stone slate roof, and UPVC windows and doors.

3.10. The scale of development, at two storeys and similar to the adjacent terrace was considered to be appropriate and in-keeping with to the street scene. The quantum of development was considered suitable for the size of the proposed plot as not to constitute overdevelopment.

3.11. Therefore, on grounds of design the proposals were considered to be carefully designed by virtue of the layout, scale, materials, and architectural design and received no objections.

3.12. The proposed access, parking and layout was considered to be acceptable for the proposed level of use, and the proposals were considered to have no adverse impacts on the residential amenity of neighbouring properties, in particular for the adjacent property at no.6 Sands Terrace.

3.13. This application seeks permission for a use that is less vulnerable to the risk of flooding, whilst adopting the lessons learned from a design and highways perspective on the previous application.

4. Design, Access & Proposed Development

Use

4.1. The proposed development comprises ground floor workshop space for office, research, development, and light industrial uses (Class E (g)). The development features ancillary office space within a mezzanine floor to support the workshop below, as well as on-site parking to facilitate the proposed use.

4.2. The workshop is intended for uses which can be conducted in a residential area without detriment to its amenity. Proposed uses will be sensitive to neighbouring residents, especially residents at Sands Terrace and will not cause detriment to the amenity of the area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

4.3. Please refer to the accompanying architectural plans submitted with the application.

Amount

4.4. The proposed development includes a two-storey commercial unit with ground floor workshop and mezzanine office space with a gross internal area of 79.5 sqm. The gross external area (footprint) of the building measures 63.5sqm.

4.5. The proposals include internal storage areas and toilet facilities as well as a private garden area to the rear of the building.

4.6. To support the development 4 no. car parking spaces will be provided, with 2 situated at the north-west and south-east elevations respectively.

Scale

4.7. The development will be two-storeys in height and set back slightly from Peace Pit Lane. The proposed development will be subservient to the existing residential dwellings at Sands Terrace, so the resultant street scene is in-keeping with the existing character of the area.

4.8. The scale of the proposed development will be moderate in scale and slightly lower in height so not to dominate the neighbouring terraced houses.

4.9. External fencing is proposed to close the site off from its surroundings. This will comprise a close boarded timber fence to a height of 1.8m.

Design & Appearance

4.10. The proposed development will be cohesive with the adjacent terrace in terms of design and palette of materials used. The proposals incorporate sandstone walls and UPVC windows and doors, comparable in appearance to the walls and windows at 1-6 Sands Terrace.

4.11. There will be two first-floor windows inserted into the proposed north-east facing elevation. On the proposed south-western elevation there will be a central painted steel roller shutter door, a ground-floor window, and doorway entrance with window above. The roof is to be constructed with composite cladding.

4.12. The internal layout comprises an open ground-floor workshop space with stairs up to an office mezzanine above. Four roof lights are proposed in the ceiling to allow adequate natural light into both the mezzanine office space and workshop below.

4.13. The south-eastern elevation does not incorporate windows, ensuring the proposals will not be of detrimental impact to the amenity of neighbouring properties, in particular the immediate neighbour at no. 6 Sands Terrace.

4.14. There is a grassed private garden area to the rear of the proposed development. This will be enclosed by a 1.8m high closed boarded timber fence on the site boundary.

Access

4.15. At the south-west facing elevation will be the main entrance doorway with an adjacent roller shutter door to facilitate the movement of appliances or materials into the workshop area. Access to the rear garden area is provided via a path along the south-eastern elevation with steps down into the grassed area.

4.16. Vehicular access will be gained via Peace Pit Lane which adjoins the A62 (Leeds Road).

4.17. The development proposes four car parking spaces situated on the north-western and south-eastern elevations. The development is set back from Peace Pit Lane to allow for vehicle manoeuvring.

Description of Development

4.18. The proposed description of development for this planning submission is as follows:

'Erection of a two-storey workshop in Class E (g) Use and associated works to facilitate the development.'

5. Planning Policy Framework & Material Considerations

5.1. Paragraph 11 of the National Planning Policy Framework requires (in accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004) and Section 70(2) of the Town and Country Planning Act 1990), that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

Development Plan

5.2. The Development Plan for Kirklees is currently formed of the Kirklees Local Plan Strategy and Policies which was adopted in February 2019.

5.3. At present, there are currently no relevant neighbourhood development plans affecting the application site.

5.4. The following policies In the Kirklees Local Plan are deemed relevant to the proposed development:

- Policy LP1: Presumption in Favour of Sustainable Development
- Policy LP2: Place Shaping
- Policy LP3: Location of New Development
- Policy LP4: Providing Infrastructure
- Policy LP7: Efficient and Effective Use of Land and Buildings
- Policy LP8: Safeguarding Employment Land and Premises
- Policy LP20: Sustainable Travel
- Policy LP21: Highways and Access
- Policy LP22: Parking
- Policy LP24: Design
- Policy LP27: Flood Risk
- Policy LP30: Biodiversity
- Policy LP47: Healthy, Active and Safe Lifestyles
- Policy LP51: Protection and Improvement of Local Air Quality

- Policy LP52: Protection and Improvement of Environmental Quality

Material Considerations

5.5. The following represent material considerations to be balanced in the judgment of the proposed development.

National Planning Policy Framework (July 2021)

5.6. At a national level, planning policy and guidance is contained in the National Planning Policy Framework (NPPF). The updated NPPF (July 2021), sets out the Government's vision for future growth. The NPPF must be considered in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

5.7. The NPPF acknowledges that planning policies and decisions should play an active role in guiding development towards sustainable development solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

5.8. Paragraph 8 states that there are three dimensions to sustainable development: economic, social and environmental and, as set out in paragraph 9, these provide broad objectives to be delivered through planning decisions.

5.9. At the heart of the NPPF is a presumption in favour of sustainable development as set out in paragraph 11. This means that local planning authorities should "approve development proposals that accord with the development plan without delay and where the development plan is absent, silent or relevant policies are out-of-date, grant permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits".

5.10. Paragraph 20 of the NPPF states:

"Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for:
… c) housing (including affordable housing), employment, retail, leisure and other commercial development) community facilities (such as health, education and cultural infrastructure);…"

5.11. Paragraph 38 advises that LPAs should approach decisions on proposed development in a positive and creative way and seek to approve applications for sustainable development where possible.

5.12. Chapter 4 outlines how Local Planning Authorities should approach decisions on proposed developments. It sets out that the approach should be positive and creative and that decision-makers at every level should seek to approve applications for sustainable development where possible.

5.13. Paragraph 47 states that,

> *"Planning law requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing."*

5.14. Chapter 6 concerns building a strong and competitive economy to help create conditions where businesses can invest. Paragraph 81 states:

> *"Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future".*

5.15. Paragraph 111 states "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe".

5.16. Chapter 11 concerns the effective use of land, and obliges planning policies and decisions to encourage as much use as possible of previously-developed or 'brownfield' land. Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs.

5.17. Paragraph 126 states that *"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve*."

5.18. Paragraph 130 seeks developments that function well and add to the overall quality of the area, are visually attractive as a result of good architecture, are sympathetic to local character and history and create places that are safe and inclusive.

6. Planning Assessment

6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to determine planning applications in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2. The key planning issues are considered in turn below.

Principle of Development

6.3. This planning application seeks to erect a two-storey building with ground floor workshop and ancillary office space within a mezzanine floor. The proposed use is Class E (g) (uses that can be carried out in a residential area without detriment to its amenity).

6.4. Under Policy LP8 of the Local Plan, the area is designated as a Priority Employment Area in Huddersfield and the Policy supports proposals for development for employment-generating uses. For the purposes of Policy LP8, employment uses are recognised in the Kirklees Local plan as:

"The B use class employment uses derived from the Town and Country Planning (Use Classes) Order Guide 1987 (as amended). These are:

- *B1 Business*
    - *Offices (other than those that fall within A2 (Professional and Financial Services)*
    - *Research and Development of products or processes*
    - *Light Industry*
- *B2 General Industry*
- *B8 Storage and Distribution"*

6.5. Elements of the former B-use Class have since been revoked following updates to the Use Classes Order on 1st September 2020. The changes saw, inter alia, use Class B1 replaced by the new Class E (g). Therefore, development proposals for uses under the updated Class E (g) (revoked Class B1) should be considered appropriate within the Priority Employment Area.

6.6. The Kirklees Economic Strategy 2019-2025 recognises the importance of small and medium sized businesses which make up the bulk of the economy. Paragraphs 82 and 83 of the NPPF

encourage policies and decisions to recognise and address the specific locational requirements of different sectors. Flexibility is required to accommodate needs not anticipated in the local plan, allow for new and flexible working practices at a variety of scales and in suitably accessible locations.

6.7. In addition, the proposed development seeks to reuse vacant brownfield land adjacent to Sands Terrace. Paragraph 120 of the NPPF "gives substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs." The proposals look to make an effective use of the hardstanding which is compatible with other policies in the Local Plan.

6.8. Previous applications have been made for the site's development and refused on flood risk grounds. However, the previous applications with reference 2005/62/94518/W2 and 2016/62/93110/W both applied for the erection of no. 2 residential dwellings. In both instances, it was the sensitivity of the proposed end use to flooding that meant that the site was deemed unsuitable for development.

6.9. Previous correspondence indicates the site is in Flood Zone 3a, however, this is in conflict with the Environment Agency's Flood Map for Planning, which shows the entire site in Flood Zone 2. Residential development (Class C3) is highly vulnerable to the threat of flood risk, and for sites in such areas national policy dictates that development should not be permitted unless an exception or sequential test is undertaken. This where the most recent application for the site's development failed to demonstrate that both tests had been met, and so was refused.

6.10. Unlike the most recent application, this submission seek permission for Class E (g) uses, which are classed as less vulnerable to flooding in Annex 3 to the NPPF. As such, this is deemed a compatible use in areas of both Flood Zone 2 and 3a, without the need for an exception or sequential test.

6.11. Subject to a consideration of technical planning matters below, the proposed end use is considered to be acceptable in principle.

Flood Risk Assessment

6.12. As mentioned above, the site is located in an area at risk of flooding. Whilst there has been historical debate about the exact flood zone in which the site is situated, the Environment Agency's Flood Map for Planning indicates that the entire site is within Flood Zone 2 as of March 2023. This is evidenced by the flood map submitted with this Statement.

6.13. It is noted that the Applicants have owned the site and the adjoining properties in Sands Terrace since the early 1980s. During this period, there has not been any flood damage to the properties, which are also in Flood Zone 2. Flooding has only occurred within the gardens of those properties during flood events, due to their setting lower than the rear facings of the dwellings.

6.14. Furthermore, whilst a less vulnerable use is now proposed compared to previous residential applications made at the site, certain design solutions that were suggested previously have been incorporated into this scheme to help minimise the impact of flooding during a flood risk event.

6.15. The finished floor levels on the ground floor workshop will be set no lower than 56.6 metres AOD. A topographical survey was undertaken prior to the formation of the planning drawings to demonstrate that this can be accommodated.

6.16. The ground floor workshop will be constructed in concrete with a titled finish leading down to the proposed shutter. Office functions are proposed on a first-floor mezzanine, to ensure any associated electrical equipment is provided protection, and at the detailed design stage, the electrical configuration of the building will start a minimum of 1m above the finished floor levels.

6.17. In summary, the proposed Class E(g) should not be prevented on any grounds relating to flood risk.

Highways, Access & Parking

6.18. Policies LP21 and 22 of the Local Plan seek to ensure that new developments have an acceptable impact on highway safety and provide sufficient parking and access to sustainable transport options. In addition, NPPF paragraph 111 states "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe".

6.19. The scale of the proposed end use will result in limited movements to and from the site, at isolated times during the day. The movements will result in a negligible impact on the operation of the local road network and not lead to any unacceptable impact to highway safety.

6.20. The proposed use seeks a similar intensification of use of the site to the 2 no. dwellings that were sought under application 2016/62/93110/W. As such, 4 no. parking spaces are also

proposed in this instance. This is deemed an appropriate quantum given the end use and confines of the site.

6.21. Policy LP47 aims to support peoples wellbeing by cultivating healthy, active, and safe communities. The Policy supports developments that encourage more sustainable travel choices (such as walking and cycling) and ensuring air quality standards are maintained by appropriately locating new development.

6.22. The site is located in a sustainable location regarding public transport links and is accessible on foot, reducing reliance on trips by private motor vehicle to and from the site. The site is in a built-up urban area just a short walk away from bus and railway links connecting the proposed use to the wider region.

6.23. During the previous application, there was no objection raised to the proposals by Kirklees Highways. Given the similarities between that and proposed use from a highways perspective, there should be no highways grounds on which to refuse the proposed development.

Noise & Residential Amenity

6.24. Policy LP24 of the Local Plan concerns residential amenity and seeks to "provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings". Policy LP52 considers the potential impacts of developments to protect the quality of life and well-being of people to prevent potential pollution form noise, vibration, light, dust, and odour.

6.25. The proposed end use by its very nature limits operations to those that are compatible with nearby residential uses. Uses falling within subclasses E (g) (i), (ii) and (iii) are all restricted to uses which can be carried out in a residential area without detriment to its amenity.

6.26. Whilst the site is in a designated employment area, it is adjacent to Sands Terrace: six terraced properties facing onto Peace Pit Lane. The site's development would essentially represent a continuation of these properties, and so the proposed end use has been carefully formed to ensure no detrimental impacts to neighbours.

6.27. It is accepted that some noise impact will arise from the site's development, with new vehicular movements to and from the site resulting in associated noise, as well as isolated instances of car doors closing in external parking areas. However, this is considered in the context of the existing impact of vehicular movements up and down Peace Pit Lane, meaning no unacceptable impacts will result to the amenity of existing occupiers.

6.28. The design of the building has also considered potential amenity impacts such as overbearing and overlooking. The building has been restricted to two storeys, in keeping with its neighbours, and has been sited in a similar position to that deemed suitable previously, albeit leaving a greater offset to the immediate neighbour no. 6 Sands Terrace.

6.29. No outfacing windows have been incorporated to the south-eastern elevation to ensure no unacceptable privacy impacts occur, as was deemed acceptable previously. The building instead will be served by rooflights to ensure sufficient natural light can penetrate, for the benefit of the users occupying the E (g) unit.

6.30. In summary, the proposed development will result in an acceptable impact to residential amenity, in accordance with local policy aims and the relevant provisions of the NPPF.

Design

6.31. Local Plan Policy LP24 looks to ensure good design from the outset of the development process. Proposals are expected to consider the scale, layout, and amenity for future and neighbouring occupiers against the existing character.

6.32. Regarding design, paragraph 130 of the NPPF supports developments that function well and are visually attractive as a result of good architecture. The design of development should be sympathetic to local character and history, and create places that are safe, inclusive, accessible and promote health and wellbeing.

6.33. Despite the site not being under the influence of a Character Appraisal, the historic character of the area is typified by terraced housing with sandstone walls, slate roofs and building heights of 2-3 storeys.

6.34. Development in the surrounding area has been driven by economic growth and resulted in a diverse mix of residential, industrial, commercial and recreational land uses. Consequently, the area comprises an extensive mix of architectural styles that contribute towards the local character of the employment area.

6.35. Directly surrounding the site, the recreational uses at Leeds Road Sports Complex and neighbouring commercial automotive units feature principally different architectural design to that of Sands Terrace. Whilst representing a commercial use itself, the proposed development has sought to utilise a more typical design solution that harmonises the site with its immediate neighbours.

6.36. The design proposals incorporate architectural styles and a palette of materials synonymous with the character of the existing Sands Terrace. Please see the architectural plans accompanying the application. The design, layout, and use of materials (Sandstone walls with composite cladding roof) is considered appropriate for the intended use of the site. Meanwhile, the design aspects are considered to complement the existing street scene of Sands Terrace with no detriment to its character.

Other Matters

6.37. In terms of biodiversity, Policy LP30 of the Local Plan aims to minimise impacts to important sites of biodiversity and geodiversity value. In accordance with Chapter 15 of the NPPF, developments should result in no significant loss or harm to biodiversity in Kirklees, ideally through avoidance or mitigation measures on site.

6.38. The site is in the same state and conditions as the determination of the application 2016/62/93110/W on 6th May 2021. The officer concluded the site forms vacant land with low ecological value and received no objection to development form the Environment Agency or Environment Officer.

6.39. Whilst the end occupiers and exact operations of the unit are to be confirmed at the time of writing, the proposed development will result in the creation of a number of jobs on a vacant brownfield parcel of land. This accords with the environmental and economic strands of sustainable development hearted in the NPPF.

7. Conclusion

7.1. This Planning Statement has been prepared on behalf of San Pedro Properties Ltd to support a planning application made at Sands Terrace, Leeds Rd, Huddersfield, HD2 1YX. The following description of development is sought by the application:

'Erection of a two-storey workshop in Class E (g) Use and associated works to facilitate the development.'

7.2. This Statement has outlined the proposed development in detail, before outlining the relevant local planning policy framework and material considerations to judge the proposals against. An assessment has then been made against this context in accordance with the NPPF and relevant planning law.

7.3. It has been demonstrated that the proposed development is acceptable from a land-use perspective, considering the site's location within a Priority Employment Area, where Class E (g) uses are encouraged.

7.4. The Statement has also demonstrated that the proposed end use is appropriate considering the site's location wholly within Flood Zone 2. The resultant design of the workshop, whilst less vulnerable to flooding than previous residential uses sought at the site, has also accounted for the flood zone location.

7.5. The proposed development will also not lead to any unacceptable impacts arising from or to highways; residential amenity; noise; design; or ecology. None of these technical matters should be prohibitive in the positive consideration of the proposals.

7.6. The proposals have been assessed against all relevant national and local planning policy and found to constitute sustainable development. For the reasons stated in this statement it is requested that the local planning authority should look upon this scheme favourably and grant planning approval without delay.

7.7. Should there be any queries regarding this Planning Statement or accompanying information, then please contact Broadgrove (via cw@broadgrove.co.uk or mp@broadgrove.co.uk) at your earliest opportunity.