NEW BUILDING

BROOKSIDE WORKS
BUISNESS PARK
BRICK LANE
CLECKHEATON
BD19 5LD

Planning and Access Statement

May 2023



NJ-A
ARCHITECTS

CONTENTS

1. Introduction

2. Proposed Development

3. Location and context

4. Planning History

5. Economic context

6. Proposal

7. Planning Policy

8. Conclusion



Aerial photograph illustrating the location of Brookside Works relative to Cleckheaton centre

nj-ARCHITECTS

10 Castle Yard Ilkley LS29 9DT

T: 01943 608311
W: www.nj-architects.co.uk
E: info@nj-architects.co.uk

Registered in England No.8068266

RIBA Chartered Practice

1.INTRODUCTION



Aerial photograph illustrating the entirety of the Brookside Works Commercial Park ownership – The site for the proposed building is highlighted in red.

Introduction

This Design and Access Statement has been prepared by nj-ARCHITECTS on behalf of J26@M62 Ltd, in support of a Full Planning application to Kirklees Council for the development of the land for further employment use via the construction of two business starter units.

The application seeks to construct a new building, divisible into the two units, for employment use class E – formerly B1c/B2/B8.

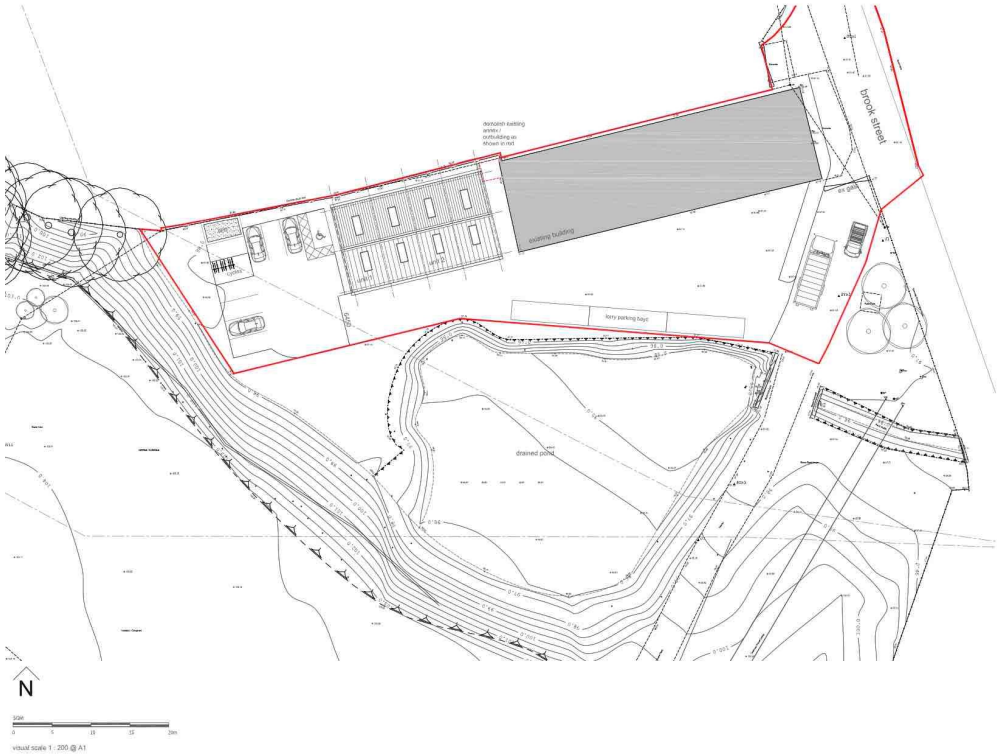
The purpose of this statement is to explain the overall planning and design approach which was adopted for the site and the commitment which will be made to sensitively expanding this business location to meet the established demand for a wide range of new and established companies in the Kirklees district.

This statement sets out the context for the development by providing the background to the proposals including a description of the site, its surroundings, the proposed development and relevant planning history and policy framework.

The proposal represents an opportunity to further develop the site for employment use which will be sustainable, contribute to meeting local employment demand, whilst respecting the character of the surrounding landscape. It would provide a commercially attractive proposition predominantly for small scale and local occupiers, reducing travel time and delivering a sustainable business community.

Brookside Works presents a fantastic opportunity to sensitively expand the already established commercial centre and ensure its future success and ongoing contribution to Cleckheaton.

2.PROPOSED DEVELOPMENT



Proposed Site Plan

Proposed Development

The application seeks consent to construct a new building as illustrated on the proposed site plan. This delivers two new small industrial starter units.

The areas are as follows;

- Unit 1 - xxxm2 GIA
- Unit 1 - xxxm2 GIA

The owners have a strong desire to further invest in this site and grow the business at this location. The proposed development will give the necessary confidence for this to happen. Whilst there are other planning considerations to be taken into account, in economic development terms this proposal will have a positive effect on business development and growth, wealth generation, employment creation and local economic performance.

Submitted Information:

Building Design
Nj-ARCHITECTS have prepared the architectural designs for the new building.

Highways
FORE Consulting Access Arrangement work and TS Report.

Drainage
Drainage Inspection Report by Octane Draincare
Commercial Drainage and Water Plus Enquiry by Safe-Move
FRA and Drainage Strategy – JNP Group

Acoustic Survey
PHA Acoustic Report

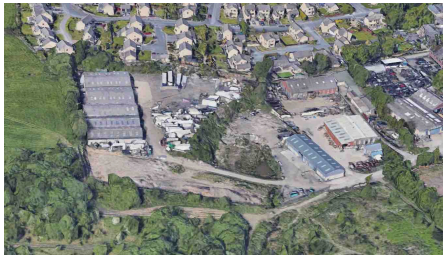
Phase 1 Geo-Environmental Study
JNP Group document

Phase 1 Habitat Survey Reports
JCA Document and Report

3.LOCATION & CONTEXT



Location Plan illustrating the location of new building, red line boundary and ownership boundary





Location & Context

The application site is on a parcel of existing hardstanding to the northern perimeter of the overall commercial park.

It is located at Brookside Works, Cleckheaton, approximately 1.5km to the west of Cleckheaton town centre. The commercial park is currently occupied by a number of tenants.

The site is located at the end of Brick Street, which is accessed of the A643. It is within an area of predominantly light industrial and commercial businesses.

The site is within a setting which has a high density mixed residential/commercial character and forms part of an existing complex of industrial uses which are concentrated in this part of Cleckheaton.

The site is bordered to the north by light industrial commercial businesses, residential houses to the west and open fields to the south & east. The open land is a mix of scrubland and agricultural land.
To the north east is a consented scheme for 180 residences and commercial buildings bordering the open land to the south.

There are several mid to large industrial shed units on the site dating from the early 1980's, which are all currently let. The existing units total 2,830m2 GIA. The buildings are utilitarian in appearance with a mixture of unfinished block work walling and profiled steel cladding.

The levels within the overall site vary considerably from north to south with a significant steeply banked slope running from east to west. A drained pond exists at the lowest level. The site for the new building is relatively flat with no level issues.

The existing access road and general storage areas are unmade.

There are under ground services which traverse the site.

The site for the new building is not affected by services or the drainage issues.

4.PLANNING HISTORY



Topographical Survey of the Commercial Park

Applications

The following schemes have been submitted

2022/20730
Pre Application to consider the issues raised during consultation on the Outline application referenced below.

2021/92661
Outline application for erection of Class E(g), B2, and B8 units and the formation of associated infrastructure, with access from Brick Street.
Application withdrawn.

2021/90886
Outline application for erection of Class E (B1c/B2/B8) with access from Brick Street, associated yard space, car parking, storage units and landscaping.
Application withdrawn.

2017/62/93111/E
Change of use of land to form an asbestos transfer station and siting of 10no. storage containers.
Application withdrawn.

2002/N/92019/E3
Telecommunications notification for the prior approval of details for the erection of a 15m monopole, 6 no. cross polar antenna and 2 no. transmission dishes, together with equipment cabin, all enclosed within secure compound
Approved.

Pre application discussions were also held for the site by another consultant team, which were not formalised.

5.ECONOMIC CONTEXT



Image from Kirklees Sustainable Economy Council Plan 2021/2021

Demand for Commercial Premisses

Commercial agents advise that most of the established existing employment areas for smaller units in Cleckheaton are fully, or almost fully, built-out and there is a current undersupply of developable employment sites within the surrounding area.

This undersupply is recognised across the district with the covid-19 restrictions creating additional pressures and opportunities. The proposed development creates small employment spaces, providing an ideal base for smaller and fledgling companies as well as satellite operations for larger firms.
Kirklees is an excellent Yorkshire location, given its skilled labour force and its outstanding transport links, notably the proximity of the M62. The expanded Park will create additional jobs, providing a boost to the local economy.

The proposed employment land supply within Kirklees shows that there is a bias towards large sites. The main concern is that providing for the majority of the Borough's employment land in these locations and in large units, masks the reality of demand and the fact that provision is not being made locally to meet that demand. This is causing issues with important local businesses.

The Cleckheaton market has been characterised by demand from SME businesses. There remains an unsatisfied demand in the town for small to medium sized units in the 1- 5,000 ft2 range.
The development will target start-up, SME and satellite operations for larger companies. There is a very limited supply of modern space for this sector of the economy in Kirklees and the need for this type of space is increasingly important in the current economic climate. We are in the age of the entrepreneur with more and more small and start-up companies looking for self-contained space of their own.

There is demand for flexible, affordable and attractive business premises to help companies of this type to grow and prosper. Without appropriate commercial space, companies will be forced to relocate, which is clearly a major risk area for more employer losses from the Borough.

6.PROPOSAL



Opportunities to improve the visual quality of the existing buildings will come from investment development delivers

Proposal

The owners of the site are a long-established local company, who are looking to significantly invest in the site and the premises through strategic developments, phased to meet demand. This will allow existing and new businesses to grow within the Kirklees region.

The site is to be developed to deliver and maximise the potential for additional Industrial Starter Units of use class E – formerly B1c/B2/B8.

Constraints

The area within the site ownership designated an Urban Green Space has been retained.

A public right of way exists from the eastern boundary and south along the edge of the Urban Green Space.
The levels within the site vary considerably from north to south with a significant steeply banked slope running from east to west.

A drained pond exists at the lowest level – 6.5m below the upper terrace level.

The existing access road and general storage areas are unmade. Existing below ground drainage runs from west to east. Man hole positions and depths have been surveyed.

Initial discussions with the planners through an Outline Application 2021/90886 submitted in March 2021 and withdrawn, indicated the essential retention of the green space to the eastern boundary with a desire for new landscaping to be introduced on the eastern boundary.

6.PROPOSAL

Opportunities

The site provides considerable opportunities to locate new E Use Class units within an attractive environment.

Opportunities to improve the appearance of the existing units will also be progressed to ensure the redeveloped park is attractive.

The development area has been studied to ensure the constraints are considered and the site is clear of significant development issues and associated costs.

This delivers a opportunity for a discreet development which can work with the existing infrastructure.

The Urban Green Space together with other areas of landscaping have been retained and additional could be proposed to enhance both the appearance of the development and its biodiversity. This s particularly significant given the emerging development of 180 residences to the east of the site.

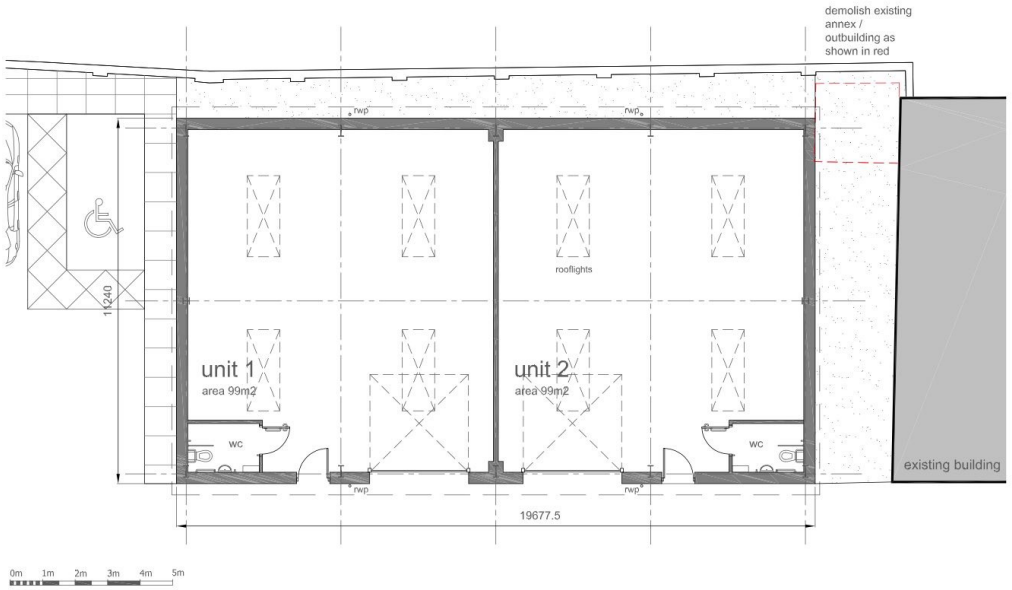
Access to existing units is maintained – large vehicle parking, turning and external storage have been considered within the masterplan.

The existing drain runs are respected – clearance requirements have been considered to further refine the proposal.



Opportunities to improve the visual quality of the existing buildings will come from investment development delivers

6.PROPOSAL



Floor Plans

Use

The proposed building will deliver use class E (B1c/B2/B8), light industrial starter units, warehousing and storage.

The layout has been designed to work with the existing units and is located to not be impacted by the significant level change across the site.

Unit size offers a mix of tenure. Car parking is provided to each unit with clear access for deliveries and collections.

Scale

The scale of the development is in keeping with the adjacent unit. The proposed units will be similar in height to attract a range of businesses which may need racking, storage or who's processes require additional height.

The roof forms of the proposed buildings will be shallow pitched in order to minimise overall mass and height.

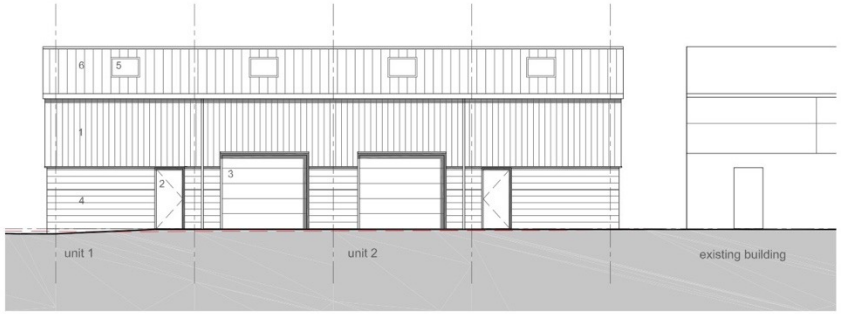
Layout

The units are arranged in line with the adjacent ones to utilise the same hard standing arrangements. This enables the units to be accessible and facilitates space for parking and deliveries in the existing hardstanding.

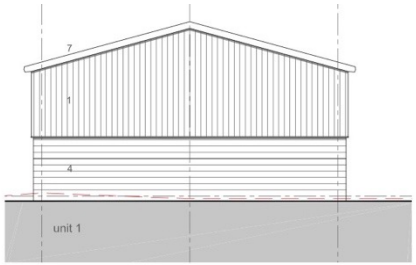
Arranging the units in a linear fashion, will help contain noise breakout as servicing and loading will all occur away and buffered from the site boundaries. This is also some distance from the residences to the west.

The site is arranged sensitively to minimise the visual impact.

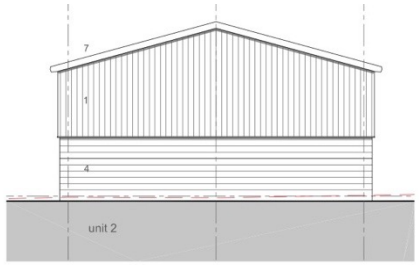
6.PROPOSAL



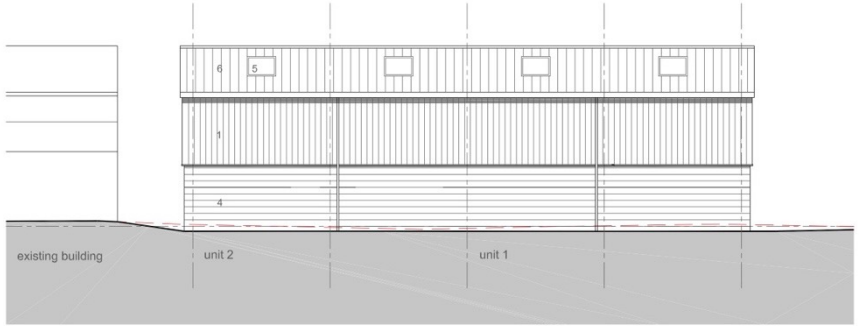
south facing elevation as proposed



west facing elevation as proposed



east facing elevation as proposed



north facing elevation as proposed

Access

Access to the site is via Brick Street, a wide unmade road.

Within the site the road layout will accommodate large vehicles safely.

Appearance

The building is a traditional form of industrial small unit with a masonry base and a profiled panelled element of wall over.

The proposed business units will be designed to the highest standards using locally sourced materials including masonary and metal cladding.

Materials

The proposed materials, textures and colours, detailing of entrances and graphics, will provide a contemporary interpretation of the industrial aesthetic. They will also reflect local distinctiveness.
The materials will be familiar and of a scale that is comfortable.

Parking

Parking will be in compliance with Kirklees relevant guidance as listed below with a total of 8 spaces illustrated on the site plan, including 1 disabled.

- Industrial (Class E – 1 space per 50 sqm) Parking for operational vehicles and space for deliveries of a minimum of 1 space per 500 sqm.
- Disabled parking at 5% of the total provision
- EV spaces to be agreed
- Cycles - a minimum of 1 space per 500sqm for staff at industrial uses, total 10 spaces

7.PLANNING POLICY



Kirklees Unitary Development Plan (UDP) Saved Policies:

BE1 – Design principles
BE2 – Quality of design
B5 – Extension of business premisses
T10 – Highway Services
G6 – Land contamination

National Planning Guidance:

NPPF 1 - Building a strong competitive economy
NPPF 7 - Requiring Good Design
NPPF 10 - Meeting the challenge of climate change, flooding and costal change
NPPF 11 - Conserving and Enhancing the Natural Environment

Local Plan

PLP8 – Safeguarding employment land and premises
PLP 9 – Supporting skilled and flexible communities and workforce
PLP 22 – Parking

7.PLANNING POLICY



Main Issues

1. Land Use / Principal of Development
2. Visual Impact
3. Residential Amenity
4. Highway Safety
5. Other Matters

1. Land Use / Principal of Development

The site is within a setting which has a high density mixed residential/commercial character and forms part of an existing complex of industrial uses which are concentrated in this part of Cleckheaton.

Paragraph 80 in the NPPF states that, “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 purpose of the proposed development is the creation of additional commercial facilities on a existing under utilised brownfield site. These factors are therefore positive material planning factors to be weighed against other considerations in this application.

Paragraph 118 in the NPPF also states that, “Planning policies and development should promote and support the development of under-utilised land and buildings.” This is echoed by Local Plan Policy LP7.
The site has been in continuous use as a light industrial facility for some considerable time and as such, the development of the site would make more efficient use of this brownfield industrial site of low environmental value.

Given the above, it is considered that the principle of industrial/business development on this existing brownfield site should be acceptable.

7.PLANNING POLICY



2. Visual Impact

Accepting that the broad principle of the expansion of an existing industrial site is acceptable under both national and local planning policy, it is considered that in this instance a key determining factor in the assessment of the proposal is the resulting impact of the development upon the visual amenity and landscape character of the locality.

The design and material details are consistent with light industrial uses. The scale and mass of the proposals are set within the context of the existing buildings on the site.

The layout and form of the proposed building ensures that no harm will be caused to the character and appearance of the area.
As such the new build component will have little impact upon the visual amenity of the locality.

Whilst the proposed expansion of the site creates more built form, its location ensures that it is seen within the context of the large existing buildings that surround it, and as such will have limited if any additional impact.

Additional screen planting could be implemented at the site to help screen the site from the east. The planting of the additional landscape screens can be agreed with the owners and controlled by the imposition of a condition to ensure appropriate density and species.

The application is considered acceptable from this perspective and in accordance with the aims of B5, BE1 and BE2 of the UDP, policy PLP 24 of the LP, and the aims of the Chapter 7 of the NPPF

7.PLANNING POLICY



Existing buildings to the upper level – view from west



Original Building now replaced

3. Residential Amenity

The existing residential properties to the west already exist with the industrial park as a neighbour. The new building would be of a significantly higher quality than those existing. The existing buildings may also be visually improved as a result of this commercial investment.

The proposal will therefore deliver two smaller scale, high quality, light industrial units aimed at local businesses. They will deliver immediate supply for the demand in the locale.

It is therefore considered that the proposals would not have unacceptable impacts on the privacy or outlook of adjacent residential properties. As such, it is considered that the proposals accord with Local Plan Policy LP24 and paragraph 127 of the NPPF.

4. Highways

The development has been designed to be accessible and inclusive and to promote sustainable transport modes.

The additional car parking required to support the new building is located on the existing hardstanding.

Electric charging points will be included within the car park areas. Designated secure cycle storage will also be located within the car park as illustrated on the site plan.

7.PLANNING POLICY

5. Other Matters - Flood Risk

A section of the overall commercial site is recorded as within Flood Zones 2&3 – refer to map opposite.

According to the Groundsure Report which is a supporting document to this application, the commercial park does lie in area considered by the Environment Agency to be at risk of fluvial flooding. The risk of surface water flooding within this area is assessed as high on-site.

Development of permanent structures is not proposed within this area.

The site for the new building is outside the flood risk area.



8.CONCLUSION



Conclusion

Both the National Planning Policy Framework and local planning polices seek to support the expansion of the economy with particular support for existing business and enterprise. Such support needs to be balanced against any harmful impact.

The proposed development would represent the expansion of an existing commercial park on a brownfield site. The established park is located within an area of commercial character and forms part of an existing complex of industrial uses which are concentrated in this part of Cleckheaton.

The proposed development is consistent with a key objective of the development plan - to ensure that high quality employment land is delivered to meet the demands of the local area.

The proposal is considered consistent with national planning policy and would comply with the provisions of the Kirklees Local Plan Policies.

nj-ARCHITECTS

10 Castle Yard Ilkley LS29 9DT
T: 01943 608311
W: www.nj-architects.co.uk
E: info@nj-architects.co.uk

Registered in England No.8068266

RIBA
Chartered Practice