

10 October 2023

FRAN0001

Mr Mathias Franklin
Kirklees Council
Planning
Investment and Regeneration Service
PO Box B93
Civic Centre III
Off Market Street
Huddersfield
HD1 2JR

Dear Mathias,

Wappy Spring Inn, Lindley Moor Road, Huddersfield

Planning Application for Mixed Industrial Development

I am pleased to enclose my client's application for an employment development on the site of the Wappy Spring Inn. The application is made on behalf of Frank Marshall Estates, who own and operate the "Nano Park Company".

The application is for:

Full planning application for a total of 2,550sqm of mixed industrial development (Use Classes E(g) (i,ii,iii), B2 and B8); including demolition of existing structures, new yard, parking, landscaping, drainage features and ancillary structures.

The application comprises:

- Site Location Plan 2278-2000
- Existing Site Plan 2278-2001
- Proposed Site Plan 2278-2002 Rev A
- Units 1-4 Building Plans 2278- 2003 Rev A
- Units 5-7 Building Plans 2278-2004 Rev A
- Units 8-11 Building Plans 2278-2005 Rev A
- Units 12-15 Building Plans 2278-2006 Rev A
- Units 1-4 Elevations 2278-2007 Rev A
- Units 5-7 Elevations 2278-2008 Rev A
- Units 8-11 Elevations 2278-2009 Rev A
- Units 12-15 Elevations 2278-2010 Rev A
- The following documents:
 - Planning Statement, prepared by Sheppard Planning

Sheppard Planning

- Need Statement, prepared by Ryden, Metcalfe Commercial and Sheppard Planning
- Alternative Site Assessment, prepared by Sheppard Planning and KPP architects
- Drainage Strategy and Flood Risk Assessment, prepared by Holloway Jennings Consulting Engineers
- Ground Conditions report, prepared by GEO Environmental Engineering
- Transport Assessment, prepared by Via Solutions
- Arboricultural Report and Implications Assessment, prepared by JCA Ltd
- Air Quality Assessment, prepared by AQA Ltd
- Design and Access Statement, prepared by KPP Architects
- Mineral Safeguarding Statement, prepared by Sheppard Planning
- Outline landscape Plan and specification, prepared by PWP Design

Payment has been made via the Planning Portal under reference PP- 12508262. If the above presents any issues for validation, please do let us know.

This application focusses on the balance between

- (a) Harm arising to the Green Belt, and
- (b) The benefits which might outweigh that harm

The analysis provided in the supporting documents shows that:

- 1) The site is previously developed, falling into disrepair and does not have an “open” character.
- 2) The site is long, narrow and is adjacent to the M62- it serves no meaningful Green Belt purpose, with the M62 offering a well defined boundary in this location.
- 3) Whilst there is “harm by definition”, there is very limited practical harm- to the functioning of the wider Green Belt will be preserved, and the visual / perceptual change is limited.
- 4) There is an ongoing lack of supply of suitable accommodation for small businesses and start-ups. Neither the current land allocations, nor existing buildings, are delivering this sort of space- and where it is available it is older, poor quality and sometimes inflexible.
- 5) The need for smaller units has been calculated as around 0.6Ha per annum, or roughly one Nano Park a year, in order to maintain the status quo. That doesn’t account for the suppressed take up rates that result from the extreme lack of supply being made available for this size of unit- so this is an absolute minimum amount needed to secure a functioning market. That need is very far from being met.
- 6) There is a clear and pressing need for small business space, which is supported by the Kirklees Economic Strategy- but is not being delivered “on the ground”. This application can help to address some of that need.
- 7) The proposed development will have considerable benefits which the applicant considers outweighs the harm to the Green Belt. These are:
 - a. The application creates significant economic benefits in its own right.
 - b. It offers the Council the chance to address a shortfall in employment land- more land was proposed for allocation to address long running structural economic decline, but a large amount was deleted from the draft Plan. It also offers an “interim fix” before the Plan Review can allocate more site- which we estimate is several years away, at best.
 - c. The application also helps to address the failure of the planning system to adequately provide for the types and sizes of businesses that can really help transform Kirklees’ economic fortunes. Market forces have worked against the

delivery of smaller units- which are more expensive to build and more complicated to manage, as well as being less attractive to developers looking to cater to the main industrial trend for larger buildings.

- d. This application directly targets the types of businesses and sectors that the Economic Strategy says will bring the best chance of addressing long running economic decline.
- e. It will also help to address the significant economic hardship that the people of Kirklees are currently experiencing through unemployment and the health and social hardships that go along with that fundamental socio-economic issue.

Whilst the applicant appreciates that this proposal presents a technical challenge, the nature of the harm arising; the ongoing supply constraint, and; a lack of delivery of space suitable for a core part of the local economy- all suggest that a positive balance should be found in this case.

We, therefore, hope that you will consider this proposal positively.

The applicant would welcome an early discussion around the principle of development and the supporting assessment work. If the accompanying documents raise any questions that we can assist with, we'd be very pleased to help.

Yours sincerely

Redacted

Matthew Sheppard

Director

Sheppard Planning Ltd

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W: www.sheppardplanning.co.uk