

Potential New Veterinary Surgery

At Riverside Works, Woodhead Road, Honley HD9 6PW
On Behalf of Donaldson's Vets Ltd

Planning Statement

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Introduction

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The statement has been produced in response to local & national planning policy which highlights the need to promote high quality & sustainable design in development in order to make a positive contribution to the local environment.

The statement has been produced to be able to be read in a clear manner & be understood by all parties involved in consultation during the process. It is intended to be a positive tool to fully explain our design intent to Kirklees Council Officers & any Third Party Consultees.

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Notes:			

1.0 Introduction

1.0 Introduction

- 1.1.1 This planning statement accompanies a full planning application for the erection of a new Veterinary Surgery on land adjacent to Woodhead Road, Honley
- 1.1.2 This statement has been prepared in support of the planning application and provides details of the proposed development and an assessment of its compliance with relevant planning policy. The application is accompanied by a separate Design and Access Statement, which provides further details in respect of design and access issues relating to the proposition.
- 1.1.3 The application submission is accompanied by the appropriate planning application fee and comprises electronic copies of the following documents: -
- Completed planning application forms and Ownership Certificates
 - Site Location Plan
 - Architectural Design Drawings
 - Civil Engineering Design Drawings
 - Planning Statement
 - Design and Access Statement
 - Statement of Community Involvement
 - Site Investigation / Contamination Report (Phase I)
 - Site Investigation / Contamination Report (Phase II)
 - Bio-diversity Accounting Assessment
 - Health Impact Assessment
 - Transport Statement
 - Transport Plan
 - Travel Plan
 - Flood Risk Assessment
 - Drainage Strategy
 - Arboricultural Implications Assessment
 - Arboricultural Method Statement
 - Noise Impact Assessment
- 1.1.4 This statement concludes that the proposition is in accordance with relevant planning policies at national and local levels. The proposed scheme seeks to provide a high-quality commercial development which creates jobs and serves the needs of local residents. Planning permission should therefore be granted in respect of this application.

2.0 Site Description & Surroundings

2.1 Site Description & Surroundings

- 2.1.1 The application site is approximately 0.5 Hectares in size and comprises previously developed land.
- 2.1.2 The industrial buildings which previously occupied the site were demolished by the previous owner and the site is now open, with an existing, established junction to the highway via a dropped kerb / gates.
- 2.1.3 The application site forms part of the Priority Employment Area allocation PEA 80 on the LP Policies Map and this continues to the North.
- 2.1.4 The site falls within the Strategic Green Infrastructure Network and a small parcel of land to the southern end is allocated as part of the Wildlife Habitat Network.
- 2.1.5 The land to the East, across the River Holme includes another Priority Employment Area allocation (PEA 81) and an Employment Allocation (ES12).
- 2.1.6 There are a number of large, detached residential dwellings to the west of the site (separated by Woodhead Road).
- 2.1.7 There is a commercial use adjoining the northern end of the site and a row of terraced houses beyond (separated by the vehicular access to the commercial use).
- 2.1.8 The land to the south is more open although there is a large, detached residential dwelling adjoining the site.
- 2.1.9 The site falls within the Holme Valley North Local Ward.

Figure 1:
Site Location Plan



1.2 Sustainability & Accessibility

- 1.2.1 The site is sustainably located in respect of access to existing services and facilities.
- 1.2.2 A number of facilities are located within walking / cycling distance of the site in the local centre of Honley.
- 1.2.3 There a public transport links close to the site with bus stops in each direction on Woodhead Road immediately outside the site and Honley Railway Station within walking distance (see also the ‘Connectivity’ sectionof the Design & Access Statement).

3.0 Planning History & Pre-Application Consultation

3.1 Planning History		3.2 Pre-application Consultation	
3.1.1	There are number of previously determined planning applications which are relevant to the application site: Ref: 2014/91511 Outline application for residential development, Granted Ref:2017/92230: Outline application for residential development, Granted Note: The grant of permission (three years from decision date) for each of these applications has expired.	3.2.1 Formal Pre-application discussions have taken place with the Local Authority (Ref: 2023/20223) and this included a remote meeting with a Senior Planning Officer (Nick Hurst). 3.2.2 As a result of the pre-application discussions a number of changes have been made to the proposition layout and design prior to the submission of this planning application. Full details of how the applicant has responded to the issues that were discussed are included in the topic specific sections of this statement and the supporting Design & Access Statement. 3.2.3 Local Ward Members were consulted as part of the Pre-application consultation process. 3.2.4 The applicant has discussed the application with the Local Authority Business & Economy Team. 3.2.5 Full details of the consultation work undertaken and the comments received are set out within the submitted Statement of Community Involvement. The applicant remains available to undertake further discussions with local stakeholders should they have any further comments or questions following the submission of the planning application. 3.2.6 The Local Authority undertook Pre-application consultation with following internal consultees: • KC Conservation and Design • KC Ecology • KC Education • KC Environment Health • KC Flood Management and Drainage • KC Highways Development Management • KC Landscape • KC Policy • KC Strategic Housing • KC Trees • KC Waste Strategy (Refuse and Cleansing) • WY Police Crime Prevention 3.2.7 The Local Authority were unable to undertake Pre-application consultation with external consultees but consider that the following bodies will be consulted on this planning application: • Canal and Rivers Trust • Yorkshire Water • Historic England • Coal Authority	3.2.8 The Local Authority notified the following local ward members of the Pre-application submission: • Councillor Donna Bellamy • Councillor Charles Greaves • Councillor Tony McGrath No comments were received.

4.0 Land Allocation & Planning Policy Context

4.1 Land Allocation

- 4.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).
- 4.1.2 The site is part of Priority Employment Area allocation PEA 80 on the LP Policies Map. This continues to the north. For information the land to east, across the river Holme, includes another Priority Employment Area (PEA 81) and an Employment allocation (ES12).
- 4.1.3 The site falls within the Strategic Green Infrastructure Network and a small parcel of land to the southern end is allocated as part of the Wildlife Habitat Network.

4.2 Planning Policy Context

- 4.2.1 Based on the available information, the following policies have been identified as being relevant to the proposition:
- LP1 Presumption in favour of sustainable development
 - LP2 Place shaping
 - LP3 Location of new development
 - LP7 Efficient and effective use of land and buildings
 - LP8 Safeguarding employment land and premises
 - LP20 Sustainable travel
 - LP21 Highway safety and access
 - LP22 Parking
 - LP24 Design
 - LP27 Flood risk
 - LP28 Drainage
 - LP30 Bio-diversity and geo-diversity
 - LP31 Strategic Green Infrastructure Network
 - LP32 Landscape
 - LP33 Trees
 - LP38 Minerals safeguarding
 - LP51 Protection and improvement of local air quality
 - LP52 Protection and improvement of environmental quality
 - LP53 Contaminated and unstable land
- 4.2.2 The Local Authority have produced a number of Supplementary Planning Documents (SPD's) to provide clarity and deliver a higher standard of design in developments within Kirklees.
- 4.2.3 For new developments, the council will welcome innovative and contemporary designs which are appropriate to the site context and which make a positive contribution to the appearance and character of the area. The following SPD documents are considered relevant to the proposition:
- Highways Design Guide SPD (2019)
- 4.2.4 The Local Authority have produced a number of Guidance & Advice Notes and the following are considered relevant to the proposition:
- Biodiversity Net Gain Technical Advice Note (2021)
 - Planning Applications Climate Change Guidance (2021)
 - West Yorkshire Low Emissions Strategy and Air Quality and Emissions Technical Planning Guidance (2016)
 - Waste Management Design Guide for New Developments (2020)
 - Green Streets® Principles for the West Yorkshire Transport Fu

- 4.2.1 National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF), published 19th February 2019, and the Planning Practice Guidance Suite (PPGS), first launched 6th March 2014, together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

The following NPPF chapters are considered relevant to the proposition:

- Chapter 2 Achieving sustainable development
- Chapter 4 Decision-making
- Chapter 6 Building a strong, competitive economy
- Chapter 8 Promoting healthy and safe communities
- Chapter 9 Promoting sustainable transport
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 Conserving and enhancing the natural environment

5.0 Principle of Development

5.1 Land Allocation & Proposed Use	5.2 Sustainable Development & Climate Change	5.3 Impact on Visual Amenity
5.1.1 The application site is allocated as Priority Employment Area within the Local Plan. Policy LP8 is therefore relevant, and states: <i>1. Proposals for development or re-development for employment generating uses (as defined in the Glossary) in Priority Employment Areas will be supported where there is no conflict with the established employment uses (as defined in the Glossary) in the area. In instances where the site is out of centre and the proposal includes main town centre uses then policy LP13 will need to be applied.</i> <i>2. Within Priority Employment Areas, proposals for redevelopment resulting in a non-employment generating use, or for the conversion or change of use of sites and premises in use or last used for employment, will only be supported where:</i> <i>a. it can be demonstrated that the site or premises are no longer capable of employment use; and</i> <i>b. the proposed use is compatible with neighbouring uses and where applicable, would not prejudice the continued use of neighbouring land for employment</i> 5.1.2 The proposed Veterinary Surgery (commercial) use of the site would comply with the expectations of LP8(1) and should therefore be welcomed in principle. 5.1.3 The proposed Veterinary Surgery (commercial) use would not be expected to conflict with other neighbouring uses. 5.1.4 A Veterinary Surgery would not be considered a main town centre use and would not therefore be subject to a sequential test and/or impact assessment. 5.1.5 It should be noted that the residential element of the proposition which was put forward for the southern end of the site at Pre-application stage has been omitted from this planning application following consideration of the advice received in the consultation responses.	5.2.1 Supporting information has been prepared by specialist consultants and submitted with this planning application to demonstrate that the proposition would achieve net gains in respect of all three sustainable development objectives (economic, social and environmental). This information includes: • Ecological Impact Assessment • Health Impact Assessment • Transport Statement • Transport Plan • Travel Plan • Flood Risk Assessment • Drainage Strategy • Arboricultural Implications Assessment • Arboricultural Method Statement • Noise Impact Assessment 5.2.2 Chapter 4 of the Local Plan sets out the vision and strategic objectives for the future of Kirklees. Chapters 2, 9, 14 and 15 of the NPPF and the following Local Plan policies are considered relevant to the proposition in terms of climate change • LP1 Presumption in favour of sustainable development • LP20 Sustainable travel • LP21 Highway safety and access • LP24 Design • LP27 Flood risk • LP28 Drainage The following section of this document is titled ‘Climate Change Statement’ and responds to the requirement identified at Pre-application consultation stage. 5.2.3 The proposition is considered to be sustainable development, given the site location adjacent to an accessible, already-developed area, its proximity to public transport and other facilities, and the opportunities for economic, social and environmental net gains that the site provides. 5.2.4 Measures to encourage the use of sustainable modes of transport are included within the proposition. A Transport Statement and Travel Plan have been prepared by a specialist consultant and accompany this planning application. 5.2.5 A drainage strategy (accounting for climate change) has been prepared by a specialist consultant and accompanies this planning application.	5.3.1 Chapters 11 and 12 of the NPPF and the following Local Plan policies are considered relevant to the proposition in terms of its impact on visual amenity: • LP2 Place shaping • LP7 Efficient and effective use of land and buildings • LP24 Design 5.3.2 Policy LP24 sets out that “Good design should be at the core of all proposals in the district ...” and that proposals should promote good design by ensuring “the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape”. 5.3.4 It should be noted that the residential element of the proposition which was put forward for the southern end of the site at Pre-application stage has been omitted from this planning application following consideration of the advice received in the consultation responses. 5.3.5 It should also be noted that the scale of the proposed Veterinary Surgery has been reduced from a maximum three storeys (which was put forward at Pre-application stage) to a maximum two storeys following consideration of the advice received in the consultation responses. 5.3.6 In addition to the proposed Veterinary Surgery being reduced in scale it has also been re-located on the site so that it is positioned away from the boundary to Woodhead Road. This has allowed a landscaped margin and parking area to be introduced, resulting in improved separation from the boundaries, that would effectively allow the site to ‘breathe’. 5.3.7 Comments were made in the pre-application consultation response in relation to the primary frontage ‘<i>lacking aesthetic qualities</i>’. The design of this elevation has been revisited in the period between receiving the responses and the preparation of this planning application. Comments in relation to designing the building ‘inside out’ are interesting and relevant to the typology of the building due to importance of functional in the architectural programme. Amendments have been made including the omission of the entrance door on this elevation and further dialogue in relation to subjective matters such as ‘designing an attractive external appearance’ are welcomed during the determination period of this planning application. 5.3.8 Comments were made in the pre-application consultation response confirming that the primary facing material is expected to be natural stone. The justification for this opinion is that officers consider this to be the overwhelming predominant material of the area.

Impact on Visual Amenity (Continued...)		5.4	Impact on Highway Safety	5.5	Drainage & Flood Risk
5.3.9	The statement within the consultation response which reads <i>‘Failure to use stone as the primary material is expected to cause the building to appear incongruous and fail to reflect local character.’</i> reads as being contradictory to the earlier statement that: <i>‘For new developments, the council will welcome innovative and contemporary designs which are appropriate to the site context and which make a positive contribution to the appearance and character of the area.’</i>	5.4.1	Supporting information has been prepared by a specialist consultant and submitted with this planning application in the form of a Transport Statement, Travel Plan and Civil Engineering Drawings. This information confirms that highway works will comply with the Kirklees Highways Design Guide SPD and Waste Management Design Guide for New Developments (2020).	5.5.1	The site has an area below 1 hectare and is fully within Flood Zone 1. A site-specific flood risk assessment is not considered necessary.
5.3.10	The statement within the consultation response which reads <i>‘The use of timber cladding, particularly to the extent proposed, is opposed. It is not a typical material of the area and is expected to appear incongruous. Furthermore, officers have concerns over its long-term maintenance and appearance following weathering. If timber is to be considered, it should be relegated to a secondary / subservient material and evidence if it would be appropriately maintained to keep a high quality finish. This would require a maintenance plan and ideally case study examples of timber use in a similar environment’</i> appears to continue the contradiction mentioned in item 1.1.	5.4.2	The supporting information also confirms the internal layout of the site including a demonstration of adequate turning facilities for the largest vehicle expected to enter the site and the number of parking spaces justified against the requirements of the Highways Design Guide SPD.	5.5.2	A flood risk sequential and exception test would also not be required.
5.3.11	Materiality was discussed positively with Mr Hirst in some detail at the Pre-application meeting and it was suggested that the material choices put forward in the design which is submitted for planning approval are discussed and reasoning discussed in the Design & Access Statement.	5.4.2	The level of traffic generated by the proposal is not expected to materially impact the operation of the local highway or junctions, this is considered within the Transport Statement and Travel Plan.	5.5.3	Supporting information has been prepared by a specialist consultant and submitted with this planning application in the form of a Drainage Strategy.
5.3.12	A Design & Access Statement has been prepared to accompany this planning application which details the reasons for proposing the use of a ‘European Style, Long Format’ brick as the primary facing material and timber cladding as a secondary material choice. Precedent studies have been undertaken to identify a successful example of this approach within West Yorkshire (Calderdale Library, adjacent to the Grade I Listed Piece Hall Building in Halifax), the use of timber cladding in a number of our projects in Scotland and the history of brick making in Kirklees.	5.4.3	It is not expected that the proposed internal roads would be intended for adoption.		
5.3.13	It should be noted that the iteration of the design which accompanies this planning application has been developed following consideration of the advice received in the consultation responses. Whilst the materials proposed remain the same the scale of the building has been reduced, the location on the site updated and the elevations refined.	5.4.4	Comments were made in the pre-application consultation response raising concerns over the proposal to have two separate access points to the site (one to serve the commercial function and one to serve the residential aspect). It should be noted that the residential element of the proposal has been omitted and the access to the site has been refined to have a single entry point on the drawings accompanying this planning application.		
		5.4.5	Supporting information has been prepared by a specialist consultant and submitted with this planning application to confirm that the access should have appropriate sightlines and that these will be clear of any obstruction. This information aims to demonstrate compliance with section 3.33 of the Highways Design Guide SPD for details.		
		5.4.6	Local Plan Policy LP21 requires that applications ‘demonstrate adequate information and mitigation measures to avoid a detrimental impact on highway safety and the local highway network. Proposals shall also consider any impacts on the Strategic Road Network’. LP20 relates to sustainable travel. It states that: Proposals for new development shall be designed to encourage sustainable modes of travel and demonstrate how links have been utilised to encourage connectivity. Proposals would be required to facilitate the needs of the following user hierarchy: a. pedestrians b. cyclists c. public transport d. private vehicles The Transport Statement which accompanies this planning application forms the basis of ‘adequate information’ to allow consideration on the requirements of Policy LP21.		

5.6	Air Quality	5.7	Contamination & Minerals	5.8	Crime Prevention
5.6.1	The site is not within or adjacent an Air Quality Management Area.	5.7.1	Supporting information has been prepared by a specialist consultant and submitted with this planning application in the form of a Site Investigation (Phase I & Phase II).	5.8.1	Local Authority Crime Prevention Officers provided comments at Pre-application consultation stage.
5.6.2	The scale of the proposition would not result in materially detrimental impacts upon local air quality. Therefore, a site-specific Air Quality Impact Assessment should not be required.	5.7.2	Mineral resources are finite and their extraction can only take place where the minerals naturally occur. Consequently, it is important to protect known mineral reserves from permanent development which may sterilise such resources.	5.8.2	It should be noted that the residential element of the proposition which was put forward for the southern end of the site at Pre-application stage has been omitted from this planning application following consideration of the advice received in the consultation responses.
5.6.3	All proposals are expected to incorporate Electric Vehicle Charging Points so an allowance of 10% of unallocated parking spaces has been made.	5.7.3	The entirety of Kirklees falls within a Mineral Safeguarding Area and the site is in an area identified as hosting sandstone.		
		5.7.4	Local Plan Policy LP38 states that surface development will only be permitted within a Mineral Safeguarded Area where it has been demonstrated that: <i>a. the mineral concerned is proven to be of no economic value as a result of the undertaking of a Mineral Resource Assessment; or</i> <i>b. the development will not inhibit mineral extraction if required in the future; or</i> <i>c. there is an overriding need for the development; or</i> <i>d. the mineral can be extracted prior to the development taking place</i> It is considered in this case that there is an overriding need for the development.		

5.9 Ecology	5.10 Trees	5.11 Public Health
5.9.1 Supporting information has been prepared by a specialist consultant and submitted with this planning application in the form of an Ecological Impact Assessment.	5.10.1 To the east of the site is an area Tree Preservation Order. This effectively covers all of the land to the site's east, and encompasses the trees on the banking down to the river Holme.	5.11.1 Local Plan Policy LP47 states: <i>Health Impact Assessments would be carried out for all proposals that are likely to have a significant impact on the health and well-being of the local communities, or particular groups within it, in order to identify measures to maximise the health benefits of the development and avoid any potential adverse impacts.</i>
5.9.2 The site falls within Strategic Green Infrastructure Network and is adjacent to the Wildlife Habitat Network. Local Plan policies LP30 and LP31 are relevant to this aspect of the proposal.	5.10.2 Supporting information has been prepared by a specialist consultant and submitted with this planning application in the form of an Arboricultural Implications Assessment & Method Statement.	
5.9.3 The Ecological Impact Assessment adequately acknowledges and demonstrates that no harm would be caused to either designation. A Lighting Impact Assessment, to demonstrate no harmful lighting pollution entering the habitat network, is contained within the documentation prepared by the specialist.	5.10.3 Local Authority Trees Officers provided comments during the Pre-application consultation stage and stated: - <i>In principle I have no objection to this pre application.</i> - <i>The proposal appears to be achievable without significant harm to protected trees.</i> - <i>The works specified in the arboricultural tree report seem to be reasonable and advisable, if future development permission is to be granted.</i> - <i>Mitigation planting will be required for the specified tree removals and additional trees will need to be integrated into any final layout, which is indicated in the supplied initial plan.</i>	5.10.2 The proposal has been reviewed against the current screening criteria, which are reviewed annually. Based on the current information, Holme Valley North fails one of the health indicator criteria ("physical activity").
5.9.4 The Ecological Impact Assessment demonstrates a 10% ecological net gain on site using the latest version of the DEFRA Biodiversity Metric.		5.10.3 A Rapid Health Impact Assessment has been completed and accompanies this planning application.

6.0 Climate Change Statement

6.1	Reducing Energy Demand	6.2	Minimising Carbon Emissions and Waste During Construction	6.3	Renewable & Low Carbon Energy
6.1.1	What measures have been/will be taken to reduce the energy demand associated with your proposed development beyond the minimum required in Building Regulations?	6.2.1	What measures have been / will be taken to limit the carbon consumed through the implementation and construction processes, e.g. by reusing existing on-site materials or sourcing materials locally?	6.3.1	What measures have been / will be taken to utilise renewable or low carbon energy sources?
6.1.1	A specialist Building Performance Consultant has been appointed to develop detailed design proposals for the environmental strategies / mechanical and electrical systems relating to the proposition.	6.2.2	The proposition will take a 'zero to landfill' approach with the aim of re-using the materials arising from any excavations / demolition being re-used elsewhere on the site.	6.3.2	A specialist Building Performance Consultant has been appointed to develop detailed design proposals for the environmental strategies / mechanical and electrical systems relating to the proposition.
6.1.2	The technical solutions which emerge during the detailed design process will use the Building Regulations as a 'minimum standard' as opposed to a maximum in order that performance is improved beyond legislative requirements.	6.2.3	The waste management hierarchy will be followed to minimise waste during site clearance, construction and occupation.	6.3.3	The use of Solar Panels will be considered as environmental design strategies emerge.
6.1.3	The development will include own its combined heat and power systems which will be developed in line with the wider environmental strategies as they emerge during the detailed design process.	6.2.4	Provision has been included for separate collection areas relating to recycling / dispersal.	6.3.4	The use of Ground / Air / Water Source heat / cooling system will be considered as environmental design strategies emerge.
6.1.4	Smart' energy metering will be installed if possible.	6.2.5	The external wall construction will allow an additional thickness of insulation to be incorporated which will be over and above the minimum requirements of the Building Regulations.		
6.1.5	A user friendly Building Management System including service controls for the mechanical and electrical systems will be designed and installed to be user friendly, efficient, up to date and complementary.	6.2.6	Imported building materials will be sourced locally where possible.		
6.1.6	The BMS system discussed in item 6.1.4 will work with centralised systems using individual time and temperature controls relating to each part of the building or individual rooms.	6.2.7	The material palette has been selected based on a preference for those which have a long life span and require little maintenance. The level of embodied carbon in facing materials has also been considered and selections have been made to ensure that this is minimised.		
6.1.7	A external space for drying washing (linked to the Laundry) has been provided.	6.2.8	The strategies identified within this section will be continued as the detailed design process is undertaken and technical solutions are prepared.		
		6.2.9	Timber will be specified from sustainable Forest Stewardship Council sources or it will be sourced from suppliers who can demonstrate a sustainable purchasing policy.		

6.4	Building Design and Layout for Carbon Reduction	6.5	Considering Flooding and Minimising its Impact	6.6	Minimising Water Usage
6.4.1	What measures have been/will be taken to ensure the building design and layout has been optimised to energy efficiency beyond the minimum requirements in Part L of the Building Regulations?	6.5.1	What measures have been/will be taken to reduce potential impacts of flooding associated with your proposed development?	6.6.1	What measures have been/will be taken to reduce water stress associated with your proposed development?
6.4.2	The roof design allows for the potential addition of solar panels on the south facing slopes if the environmental strategies require this.	6.5.2	Trees have been incorporated along the roadside to allow surface water run-off through absorption which also provides an enhanced landscape and valuable wildlife habitat to support biodiversity net gain.	6.6.2	The use of water efficient toilets & low flow taps will be considered as the environmental strategies emerge during the detailed design process.
6.4.3	Glazing has been optimally located on the south facing aspects of the building.	6.5.3	The site slopes naturally from west to east which will allow surface water run-off through absorption on the eastern boundary (landscaping / watercourse).		
6.4.4	Glazing to the North facing elevation has been minimised due to these areas having a clinical use at Ground Floor Level.	6.5.4	A drainage strategy (accounting for climate change) has been prepared by a specialist consultant and accompanies this planning application.		
6.4.5	Trees have been planted to create a landscaped buffer between the main road and proposed building.				
6.4.6	Roof lights have been embedded within the design to allow light into the Consulting Rooms which would otherwise have no natural light.				

6.7 Landscaping & Bio-diversity		6.8 Air Pollution	
6.7.1	What measures have been/will be taken to provide biodiversity net gains?	6.8.1	What measures have been/will be taken to reduce air pollution associated with your proposed development?
6.7.2	A Bio-diversity Accounting Assessment has been prepared by a specialist consultant and accompanies this planning application.	6.8.2	Materials will be locally sourced to reduce transport emissions.
		6.8.3	Electrical vehicle charging points will be installed.

7.0 Conclusion

7.1 Conclusion

- 7.1.1 This Planning Statement has reviewed relevant planning policy at the national and local levels. It demonstrates considerable support for the proposition.
- 7.1.2 The development proposals accord with the site-specific considerations associated with the site's allocation in the Kirklees Local Plan.
- 7.1.3 The site is a Priority Employment Area in the Kirklees Local Plan and a commercial development which creates jobs should be welcomed.
- 7.1.4 The residential units which were proposed on the site during the Pre-application consultation stage have been omitted following feedback from officers. This is considered to be a positive design move which will assist in creating a more open and attractive site layout.
- 7.1.5 The location of the proposed Veterinary Surgery has been updated from that shown at Pre-application consultation stage following feedback from officers. This is considered to be a positive design move which will improve separation from the boundaries and woodland and allow enhancement of the landscape through the inclusion of soft landscaped areas.
- 7.1.6 Officers expressed concerns over the design approach being considered, and offered advice offered to address this at Pre-application consultation stage. This has been considered and the design has been refined following feedback from officers. Critique of design proposals is welcome as it is an important part of creating a resilient architecture which has been rigorously tested and further positive dialogue is anticipated to be undertaken during the determination period relating to this planning application.
- 7.1.7 Specialist consultants have been employed to prepare documentation to support this planning application in line with the expectations outlined by officers during the Pre-application consultation stage.
- 7.1.8 Based on the evidence set out in this Statement and the documents which accompany the planning application it is considered that the proposition will create a sustainable, high quality and accessible development which will provide significant benefits to the local area.