

Our ref: 1178-PS01C

PLANNING STATEMENT

Concrete plant, Barr Street, Huddersfield

PURPOSE OF THIS DOCUMENT

This Planning Statement has been prepared by Edward Architects on behalf of the applicant, Myers Group Ltd, to support an application for Full Planning Permission for the demolition and removal of an existing concrete plant and supporting equipment including silos, mixing tower and conveyor belt, and the supply and installation of a new concrete plant with 5no new silos.

SITE DESCRIPTION

The redline boundary is approximately 10.01 acre (4.05Ha) and illustrates the site up the adoptable highways, however the area of site affected by the replacement concrete plant is approximately 1.49 acre (0.60Ha). The relatively flat, irregularly shaped site's current use is industrial in nature housing a large-surfaced yard, concrete plant and supporting ancillary building. The concrete plant currently occupies a small area of the site in the north-east corner.

CONTEXT

The site is located approximately 1.5 kilometres north-east of Huddersfield Town Centre within the south-western sector of a complex of industrial, commercial buildings and open yard areas associated with the applicant's wider commercial activities which include warehouses, skip hire, timber and building products. The site is bound by industrial units to the north, south and main areas of the east. To the south-east is a narrow passage of residential houses serviced off of Leeds Road. To the southwest is a parcel of sports and recreational land that is home to the Bradley Mills Club. The west is bound by Huddersfield Broad Canal with a mature belt of woodland and a railway line beyond.

DEVELOPMENT PLAN

The applicant proposes to demolish the existing concrete plant and construct a new concrete plant. This new concrete plant would utilise the site's existing infrastructure in connection with the continued use, B2 - General Industrial use.

The new concrete plant would measure approximately 14.1m high, with 5no new silos measuring approximately 16.1m high. This would be approximately 8m shorter than the existing concrete plant which measures approximately 24.1m in height.

The site is identified as forming part of Priority Employment Area (PEA) HUD14 in the local plan and Local Plan policy PLP8 is therefore relevant to this proposal. This seeks to safeguard such sites from other non-employment-generating uses to prevent the permanent loss of employment-generating development opportunities. In this case, the proposal would be associated with the wider commercial activities of the applicant and will safeguard and potentially increase employment as part of a wider expansion programme. It is therefore considered that this proposal does not therefore conflict with the aims of Policy PLP8.

KEY DEVELOPMENT PRINCIPLES

- The scale, massing and height of the new plan responds to the local context.
- The layout has been sensitively designed to complement its surroundings.
- A new plant would result in more energy-efficient operations with machinery built to improved current standards.
- The modern equipment has been designed for a more economical method of operations, which would see improvements in noise emissions, dust and air quality. For more details, please see the accompanying **Emissions Forecast** (noise and dust) (ref: 036-50952).

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- The new concrete plant and conveyors shall be fully cladded to assist in reduction of dust and noise emissions.

PLANNING POLICY:

The National Planning Policy Framework (December 2023) sets out the Government's planning policies for England and how these are expected to be applied. The purpose of the National Planning Policy Framework is to help to achieve sustainable development. Proposals have been developed under the guidance of the following sections:

- Section 6 – Building a strong, competitive economy.
- Section 14 – Meeting the challenge of climate change, flooding and coastal change.
- Section 15 – Conserving and enhancing the natural environment.

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 Development Plan for Kirklees is the Kirklees Local Plan, which was adopted by the Council on 27 February 2019. Proposals have been developed under the guidance of the following sections:

- PLP8 – Safeguarding employment land and premises.
- PLP13 – Town centre uses.
- PLP 21 – Highway safety and access.
- PLP51 – Protection and improvement of air quality.
- PLP52 – Protection and improvement of environmental quality.

Other Guidance:

- West Yorkshire Air Quality Emissions Strategy and associated technical planning guidance.

ACCESS

Access to the site shall remain unchanged, via Barr Street and Red Doles Lane.

BIODIVERSITY NET GAIN EXEMPTION

We believe that proposals should be exempt from biodiversity net gain conditions as it is a like for like replacement of a concrete plant reaching the end of its operational life.

CONCLUSION

The site has long been in industrial/storage use as part of the Myers Group complex. The proposed development seeks to replace an old concrete plant reaching the end of its lifespan, with a new more efficient concrete plant.

The proposal would improve the efficiency of the site as well as safeguarding and potentially creating new jobs. It is considered that the design of the development is appropriate for this setting and that the proposal would not have a significant adverse impact on local amenity, highway safety or local flood risk.

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF, taken as a whole, constitute the Government's view of what sustainable development means in practice.

We believe that proposals should be assessed against relevant policies in the development plan and other guidance documents and therefore recommend our application for approval.