Farrar
Bamforth
Architecture

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Our Ref: 24C29
Date: 08.10.2024

PLANNING STATEMENT

PROPOSED HV SUB-STATION

For

CUMMINS TURBO TECHNOLOGIES LTD

At

ST. ANDREW'S ROAD, HUDDERSFIELD, HD1 6RA

Farrar
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Architecture

Cummins®

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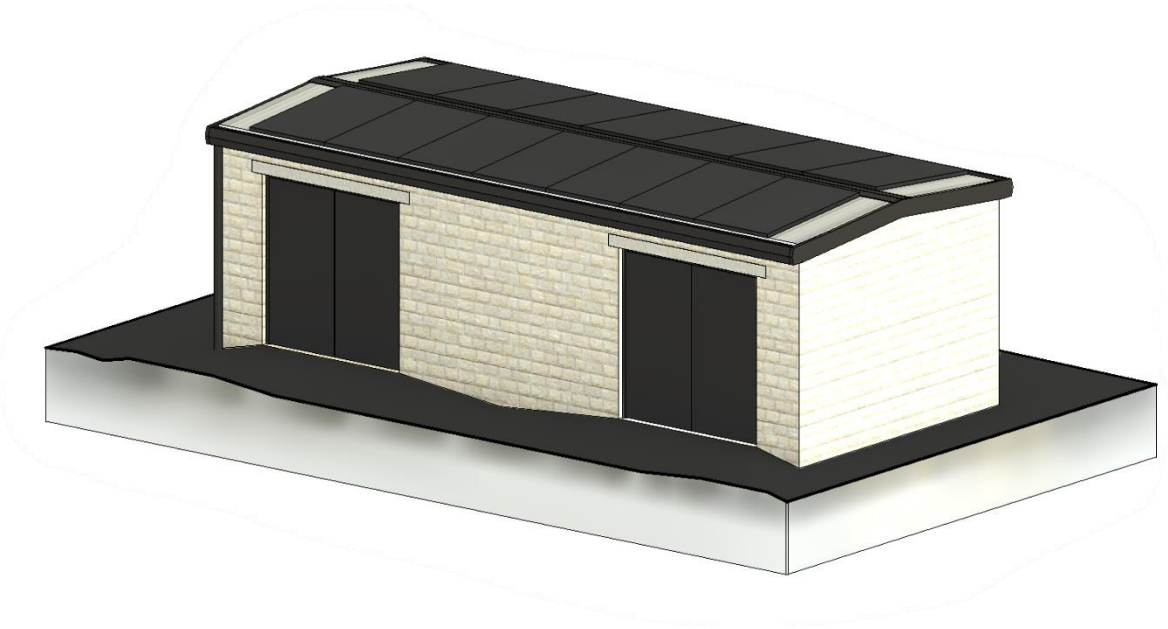
1.0 Introduction

1.1 This supporting planning statement aims to provide context, justification, and an overview of the proposed new HV sub-station at Cummins Turbo Technologies, Huddersfield.

1.2 This application is for a single storey high voltage sub-station. The sub-station will be located within an existing staff car parking area as indicated on the supporting drawings.

1.3 This planning statement should be read in conjunction with all supporting drawings and documentation.

The below 3D image shows the proposed single storey sub-station.



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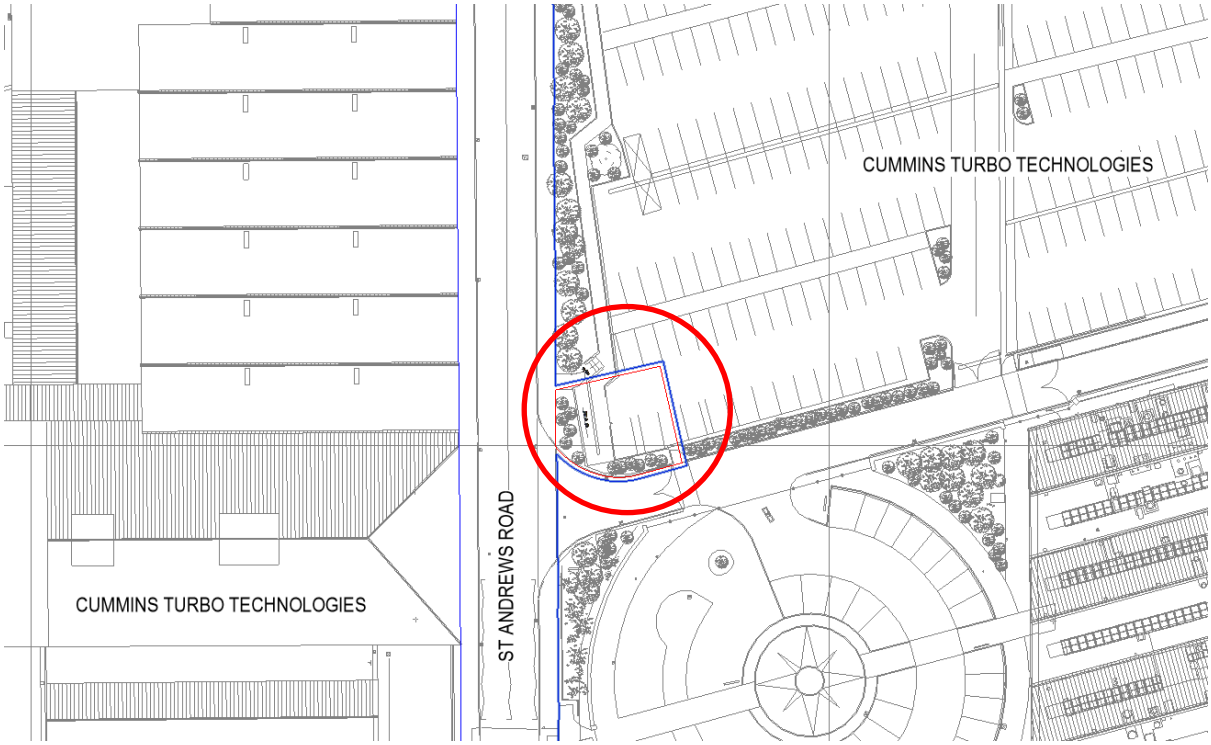
2.0 Location

2.1 The full site address is:

Cummins Turbo Technologies Ltd
St Andrew's Road
Huddersfield
HD1 6RA

The below image is the location plan of the site and the proposed new sub-station is within the area circled red.



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3.0 Context

3.1 The proposed sub-station is related and associated with the recent solar panel additions to the buildings on the Cummins Huddersfield site and will provide greater infrastructure for future additions such as solar car ports to car parking areas.

3.2 Cummins in Huddersfield have a 'Planet 2050' renewable site goal, and their recent solar proposals will contribute significantly to this goal. Approximately 3,000 solar panels were installed which equates to 200,000 tonnes of Co2 eliminated from the atmosphere.

All elements of site wide solar panels have been covered by previous planning applications and prior approval notices.

The below image shows the extent of solar works on site to date

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4.0 Proposal

4.1 The proposed single storey sub-station will be constructed in materials to match other adjacent buildings within the Cummins site boundary.

Natural coursed stone walls, dark grey steel doors and a grey metal clad roof.

There is approx. 14no. solar panels to be installed on the roof. The solar panels are to be LONGi pv modules to ensure FM and RoofNav approval when installed with Kingspan Quadcore KS1000RW and PoweRail RW.

4.2 The new sub-station will replace existing hardstanding areas therefore there will be no collection of additional surface water. The roof surface water will discharge into the existing surface water drainage system on site.

4.3 The proposed new sub-station will remove 2no. disabled parking spaces and 2no. standard car parking bays.

Cummins Turbo Technologies have sufficient parking spaces in their 3no. car parking areas across their whole site and the removal of 4no. bays will not cause any effect on their operations.

As noted above, the proposed sub-station will be replacing existing hardstanding materials (tarmacadam) and there will be no loss of habitats.

Bio-diversity measures are exempt for these proposals.

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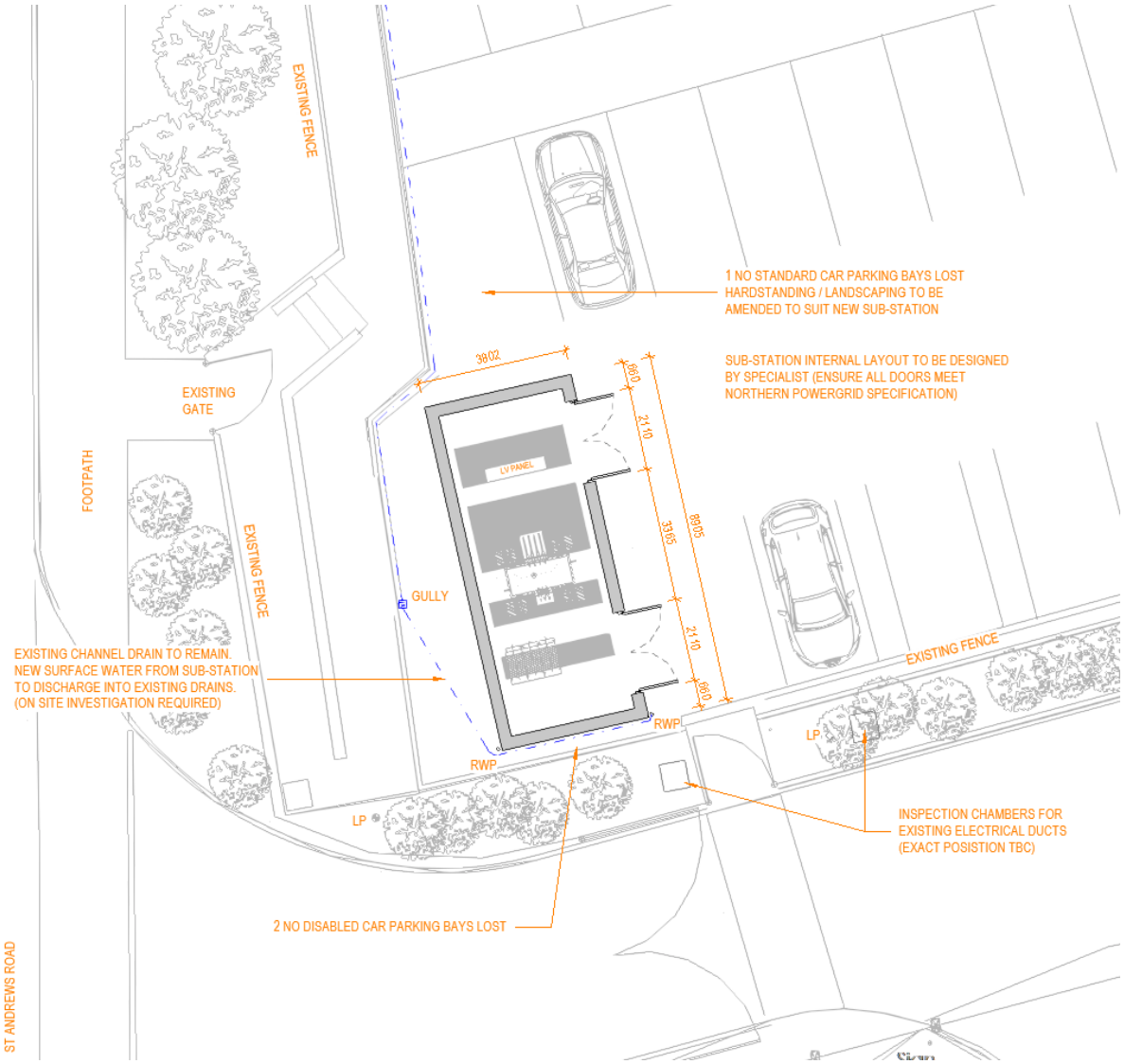
5.0 History

5.1 Cummins Turbo Technologies are continually developing their Huddersfield site to improve the performance and safety of their buildings.

A recent example of their improvement works is the roof replacement of the Laboratory Operations Building. These works involved the removal of the existing roof, removal of redundant mechanical and electrical equipment, the elimination of roof penetrations, and the installation of a full new roof system to achieve a U-value beyond the minimum requirement of the Building Regulations.

The below image shows the proposed sub-station in context to the existing car parking area.



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6.0 Flooding

7.1 The site is located in both Flood Zone 1 and Flood Zone 2, which means there is a medium probability of flooding from rivers and the sea.

The site is already served by extensive flood protection measures.

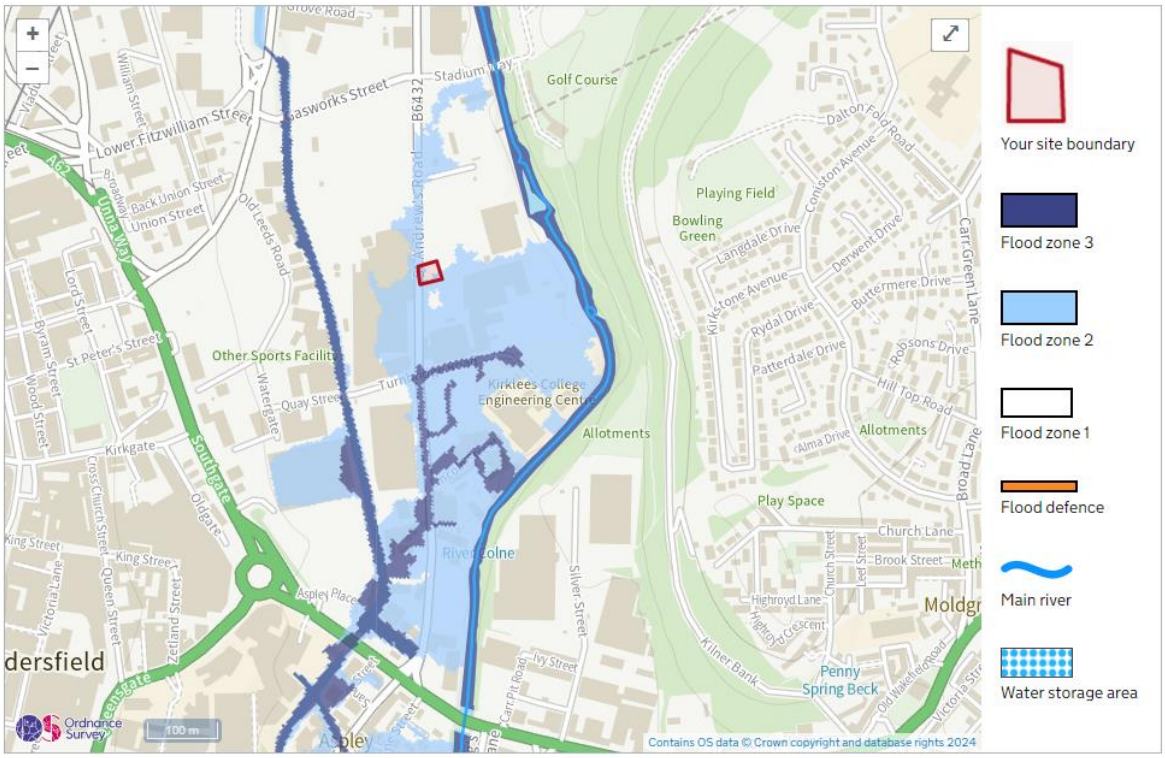
The proposed sub-station will be sited at a level similar to other existing buildings and sub-stations on the applicant's site.

Trenches for cables and ducts within substation will be adequately drained in accordance with Northern Powergrid specifications.

Refer to pages below for EA minor works Flood Risk Self-Assessment

The below image is the flood map for the area of works at Cummins Turbo Technologies, Huddersfield. The majority of works are located within Flood Zone 1 with minor areas within Flood Zone 2

(Map extracted from flood-map-for-planning.service.gov.uk)



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Householder and other minor extensions in Flood Zones 2 and 3

This guidance is for domestic extensions; and non-domestic extensions where the additional footprint created by the development does not exceed 250 square metres. It should NOT be applied if an additional dwelling is being created.

We recommend that:

Planning Authorities

1) Refer the applicant to the standing advice pages on the Environment Agency website or provide them with a copy of this page for them to include as part of the planning application submission.
2) Check the planning application to ensure that one or other of the mitigation measures from the table below has been incorporated.

Applicants complete the table below and include it with the planning application submission. The table, together with the supporting evidence, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Local Planning Authority that flood risk issues have been adequately addressed. Print' the completed form to a PDF writer if submitting this form electronically.

Applicant to choose one or other of the flood mitigation measures below	Applicant to provide the LPA with the supporting Information detailed below as part of their FRA	Applicant to indicate their choice in the box below. Enter 'yes' or 'no' Yes
Either ; Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.	Details of any flood proofing / resilience and resistance techniques, to be included in accordance with *'Improving the flood performance of new dwellings'* CLG (2007)	Proposed sub-station will be @ a level similar to other buildings + sub-stations on site.
Or; Floor levels ~~within the extension~~ will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones	This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. ~~All levels~~ should be stated in relation to Ordnance Datum[1]	

Subterranean/basement extensions

Due to the risk of rapid inundation by floodwater; basements should be avoided in areas at risk of flooding.
The LPA may hold additional guidance for basement extensions.

Self-contained basement dwellings are 'Highly Vulnerable' development and should not be permitted in flood zone 3. We are fundamentally opposed to these developments.

Continued...

[1] Ordnance Datum or the abbreviation 'OD' is the mean level of the sea at Newlyn in Cornwall from which heights above sea level are taken. The contour

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Environment Agency

Cumulative impact of minor extensions and the removal of Permitted Development rights.

PPS25 paragraph D16 highlights the potential for the cumulative impact of minor extensions to have a significant effect on flood risk. Where local knowledge (Strategic Flood Risk Assessment held by the LPA/information provided by the parish council) suggests this is the case the guidance contained in FRA guidance note 2 should be applied[2]. FRA guidance note 2 can also be applied where permitted development rights have been removed for flood risk reasons. The Environment Agency does not usually comment on minor development in this category.

Permeable paving and changes to permitted development rights for householders

On the 1st October 2008 the General Permitted Development Order (GPDO) in England was amended by the Government (Statutory Instrument 2008 No. 2362).

One of the changes introduced by the GPDO amendment is the removal of permitted development rights for householders wishing to install hard surfacing in front gardens which exceeds 5 square metres (i.e. 1m x 5 m) without making provision to ensure permeability. This means that use of traditional materials, such as impermeable concrete, where there is no facility in place to ensure permeability, requires an application for planning permission.

In order to help and advise householders of the options for achieving permeability and meeting the condition for permitted development status the Department for Communities and Local Government (CLG) has produced guidance on permeable paving which can be found on the following link http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens.

The Environment Agency support this change to the GPDO as it is in line with the recommendations of the Pitt Report regarding the need to better tackle the impact of surface water flooding. However, Local Planning Authorities should determine these applications in accordance with the CLG guidance **without** consulting the Environment Agency.

End of comment

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