

Potential Change Of Use To Form 2 No. Residential Apartments

At 1 Morley Lane, Milnsbridge, Huddersfield, HD3 4NR
On Behalf of Mr Christopher Worsley

Design and Access Statement

Document Ref: C1038 + 450

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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.

Document Ref: C1038 + 450	Revision Number: 0	Revision Number: 1	
	Initial Issue	Planning Issue	
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Position:	Architectural Assistant	Architectural Assistant	
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Notes:			

1.0 Introduction

1.1 Brief & Vision

- 1.1.1 Our client (Mr Christopher Worsley) currently operates a mixed use of retail and residential elements within the building. The first floor is given to two residential flats and the application refers to the ground and basement floors only.
- 1.1.2 The application site is located on the corner of Morley Lane and Market Street in the Milnsbridge district of Huddersfield. The site consists of a two storey stone built building, which directly fronts the footway of both the northern and western elevations, and a single-storey rear extension within a small yard area leading onto 'Balmford's Yard West'.
- 1.1.3 Surrounding the site are retail uses along both Morley Lane and Market Street and the site is within the Milnsbridge Conservation Area.
- 1.1.4 The last known use of the existing building is that of a former public house which was converted to be a retail showroom (Class E).
- 1.1.5 Our client purchased the application site in 2011 with the intention of refurbishing the public house to provide an A1 retail unit at ground floor level and 2 residential apartments at first floor level. This was realised in 2011 with Conditional Full Permission granted.
- 1.1.6 We have worked on the enhancement of this application site since our client purchased it in 2011, therefore we have a thorough understanding of the application site as a whole.

Figure 1; Key:

- 1 Vehicular Site Entrance
- 2 Pedestrian Access to Building
- 3 Proposed Residential Apartment 1 at Ground Floor Level
- 4 Proposed Residential Apartment 2 at Ground Floor Level
- 5 Existing Retail Space to Remain at Ground Floor Level
- 6 External Courtyard
- 7 Morley Lane
- 8 Market Street
- 9 River Colne
- 10 Milns Bridge

The red line indicates the application site boundary.

Figure 1:
Overview of Site



2.0 Site & Contextual Analysis

2.1 Photographic Record

2.1.1 The following pages include photographs of the existing site and surrounding area taken in October 2024.

2.1.2 The series of photographs of the surrounding area show various perspectives from Market Street and Morley Lane of the approach to the site and beyond.

2.1.3 The Key Plan identifies where each photograph has been taken from.











2.2 Planning History

2.2.1 A search of the Kirklees Council Public Access System has identified the following planning applications which are relevant to the site:

2.2.2 2011/92981

Change of use and alterations to convert an existing public house to form an A1 retail space at ground floor and 2 residential apartments at first floor level (within Conservation Area)

Conditional Full Permission

2.2.3 2016/90565

The erection of single storey rear extension to the existing A1 retail showroom (within a Conservation Area).

Conditional Full Permission

2.2.4 2016/90748

Variation of condition 4 (Car Parking) on previous application 2011/92981 for change of use and alterations to convert the existing public house to form an A1 retail space at ground floor and 2 residential apartments at first floor level (within a Conservation Area).

Removal or Modification of Conditions.

2.2.5 A pre-application enquiry (reference 2024/20825) was submitted in July 2024 and this resulted in a positive dialogue with the Local Authority and has informed the design development of the project since the receipt of the responses and the preparation of this planning application.

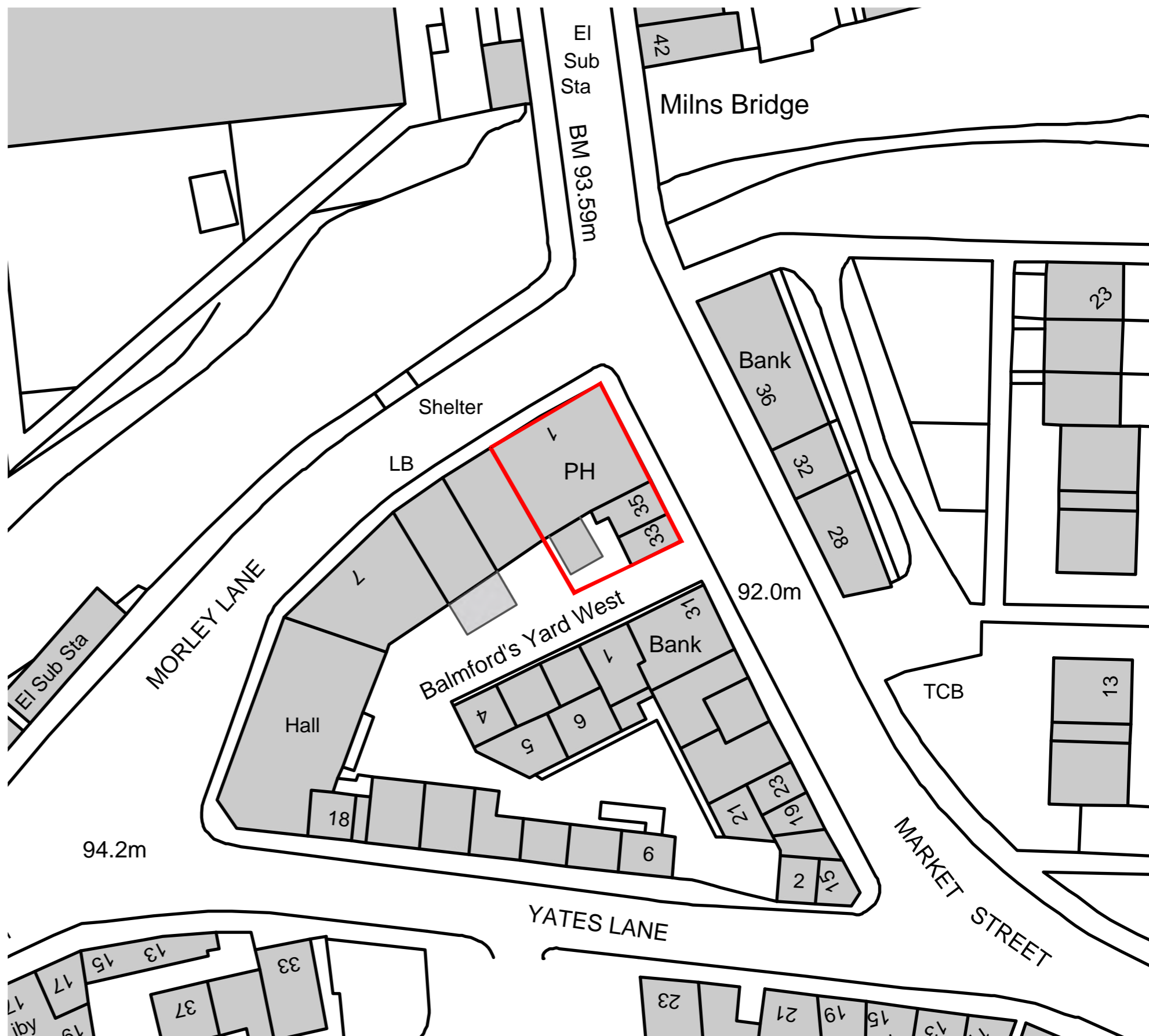
2.2.6 In summary, the pre-application enquiry concluded that the Local Authority would be supportive of a residential development which would create 2 new apartments. However, there were concerns of the potential loss of the existing visual link on the elevations which connects the retail centre within Milnsbridge.

We have responded to these concerns made within the pre-application which can be found within this document as our proposals are explored further.

2.2.7 Figure 2 highlights the application site boundary indicated by the red line.

Approximate Area: 229 sq.m / 0.0229 HA

Figure 2:
Site Location Plan



2.3 Planning Policy

- 2.3.1 This site is within the Milnsbridge Conservation Area and within the Milnsbridge District Centre as identified within the Kirklees Local Plan.
- 2.3.2 Kirklees Local Plan (LP)
- LP1 - Achieving Sustainable Development
 - LP2 - Place Shaping
 - LP7 - Efficient and Effective Use of Land and Buildings
 - LP13 - Town Centre Uses
 - LP15 - Residential Use in Town Centres
 - LP 21 - Highways and access
 - LP22 - Parking
 - LP24 - Design
 - LP30 - Biodiversity & Geodiversity
 - LP31 - Strategic Green Infrastructure Network
 - LP35 - Historic Environment
 - LP43 - Waste Management hierarchy
 - LP51 - Protection and improvement of local air quality
 - LP52 - Protection and improvement of environmental quality.
- 2.3.3 National Planning Policy Framework 2023
- Chapter 2 - Achieving sustainable development
 - Chapter 4 - Decision-making
 - Chapter 7 - Ensuring the vitality of town centres
 - Chapter 9 - Promoting sustainable transport
 - Chapter 11 - Making effective use of land
 - Chapter 12 - Achieving well-designed and beautiful places
 - Chapter 14 - Meeting the challenge of climate change, coastal change and flooding
 - Chapter 15 - Conserving and enhancing the natural environment
 - Chapter 16 - Conserving and enhancing the historic environment
- 2.3.4 In addition to the above, any future application for householder development would make reference to the Nationally Described Space Standard which is a relevant planning consideration under LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework for residential amenity.
- 2.3.5 Other Material Conditions:
- Highways Design Guide Supplementary Planning Document (2019)
 - Kirklees Waste Management Design Guide (2020)
 - Biodiversity Net Gain in Kirklees Technical Advice Note (2021)
 - Planning Applications Climate Change Guidance (2021)
 - West Yorkshire Low Emissions Strategy and Air Quality and Emissions Technical Planning Guidance (2016)
- 2.3.6 Relevant matters for consideration:
- Principle of the development:
- NPPF Paragraph 11 and Policy LP1 of the Kirklees Local Plan outline a presumption in favour of sustainable development. Paragraph 8 of the NPPF identifies the dimensions of sustainable development as economic, social and environmental (which includes design considerations). It states that these facets are mutually dependent and should not be undertaken in isolation.
- The dimensions of sustainable development will be considered throughout the proposal. Paragraph 11 concludes that the presumption in favour of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted.
- The site is not displayed as allocated for development on the KLP Policies Map. Policy LP2 of Kirklees Local Plan states that:
- 'All development proposals should seek to build on the strengths, opportunities and help address challenges identified in the local plan, in order to protect and enhance the qualities which contribute to the character of these places, set out in the four sub-area statement boxes...'*
- Policy LP24 of the KLP is relevant and states that *"good design should be at the core of all proposals in the district"*.
- Paragraph 11 concludes that the presumption in favour of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted.
- 2.3.7 Housing Supply Position
- The Local Plan identifies a minimum housing requirement of 31,140 homes between 2013 and 2031 to meet identified needs. This equates to 1,730 homes per annum.
- National planning policy requires local planning authorities to demonstrate five years supply of deliverable housing sites against their housing requirement.
- The February 2024 update of the five-year housing land supply position for Kirklees shows 3.96 years supply of housing land. As the council is currently unable to demonstrate a five-year supply of deliverable housing sites, it is necessary to consider planning applications for housing development in the context of the NPPF paragraph 11 which triggers a presumption in favour of sustainable development.
- 2.3.8 Further details have been supplied by ID Planning in the form of a Planning Statement to accompany this Planning Application.
- This means that for decision making *"Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (NPPF Footnote 8), granting permission unless: (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (NPPF Footnote 7) ; or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."*
- The Council's inability to demonstrate a five-year supply of housing land weighs in favour of housing development but has to be balanced against any adverse impacts of granting the proposal. Housing applications should be considered in the context of the presumption in favour of sustainable development.
- Chapter 5 of the NPPF clearly identifies that Local Planning Authorities should seek to boost significantly the supply of housing. The site is unallocated land for development.
- Paragraph 70 of the NPPF recognises that *"small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should... support the development of windfall sites through their policies and decisions - giving great weight to the benefits of using suitable sites within existing settlements for homes"*.
- Policy LP7 establishes a desired target density of 35 dwellings per hectare unless the individual site characteristics dictate a lower density of development could only be considered compatible with its surroundings.

2.4 Heritage

2.4.1 The site is within the Milnsbridge Conservation Area. As such, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention in order to preserve or enhance the character and setting of buildings or land within a Conservation Area.

Section 72 is mirrored in Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

2.4.2 LP35 states “development proposals affecting a designated heritage asset...should preserve or enhance the significance of the asset. In cases likely to result in...harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring...public benefits that clearly outweigh the harm”. This is mirrored in paragraph 208, Chapter 16 of the NPPF.

2.4.3 As previously mentioned within the planning history section of this document, the pre-application enquiry (Reference: 2024/20825) submitted in July 2024, obtained concerns from the Local Authorities that the unit currently serves as a significant visual link, connecting the retail centre via Milnsbridge, by way of its prominent signage. It is thought that the erosion of this visibly commercial link could have a significant adverse impact on the centre as a whole.

In addition to this Design and Access Statement, we will be submitting a separate Planning Statement produced by ID Planning which explains further the reasoning behind converting some of the large retail unit into residential use and how our design addresses the concerns of heritage mentioned above.

2.4.4 The series of photographs show the application site from the early 1960's to the present day. Although there is a difference within the positioning of the signage on the prominent elevations in this series of photographs, it is clear that the signage holds great significance in the commercial visual link within the community.

As seen on the most recent photographs, we are proposing to keep the position of the existing box signage on the North and East elevations, replacing it with lettered signage, and the wall mounted signage on the corner of the building where Market Street and Morley Lane meet. We believe by maintaining these elements of the existing signage this will in turn uphold the existing commercial visual link.



The Armitage Arms in early 1960
(Image from Kirklees Image Archive)



The Armitage Arms in 2008
(Image from geograph Betty Longbottom)



Easy Fireplace October 2024



Easy Fireplace October 2024

Existing retail signage to remain but details updated following the shift in retail use.

Existing shop front to remain. This will become the retail entrance.

Existing hanging signage to remain but will be updated to reflect residential use.

Existing wall mounted signage to be limited to one on each prominent elevation below existing street sign.

Proposed wall mounted signage will explore the history and community of Milnsbridge, similar to information boards that were previously positioned near River Colne on Milns Bridge.



Existing box signage to be updated to lettered signage to reflect on the previous public house, The Armitage Arms.

Windows to remain as sash with altered casements on ground floor level that open to allow ventilation and means of escape.



Proposed Apartment 1 and 2 entrance.

Existing entrances to building will remain to maintain the visual commercial link.

Neighbouring commercial properties.

3.0 Design

3.1 Amount

3.1.1 The area of the existing building and the area of the proposed building are the same. This proposal does not include any extensions or alterations that would make the structure itself bigger.

3.1.2 The proposal divides up the space on the ground floor to create 2 no. residential apartments.

Apartment 1 will create habitable space for 2 people which includes a living space, kitchen space, dining space, shower room, study space and double bedroom.

Total Gross Internal Floor Area - 61 sq.m

Apartment 2 will create habitable space for 3 people on two floor levels which includes a living space, shower room, 1 double room and 1 single room at ground floor level and a kitchen and dining space at lower ground floor level.

Total Gross Internal Floor Area - 70.5 sq.m

To the rear of the property at ground floor level the space will remain as retail use with access to the rest of the lower ground floor which can be used as a storage/office space.

3.1.3 The Technical Housing Standard requirements state that:

- a. the dwelling provides at least the gross internal floor area and built-in storage area set out in item 3.1.4.
- b. a dwelling with two or more bed spaces has at least one double (or twin) bedroom
- c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide
- d. in order to provide two bed spaces, a double (or twin) bedroom has a floor area of at least 11.5m²
- e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
- f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area)
- g. any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all

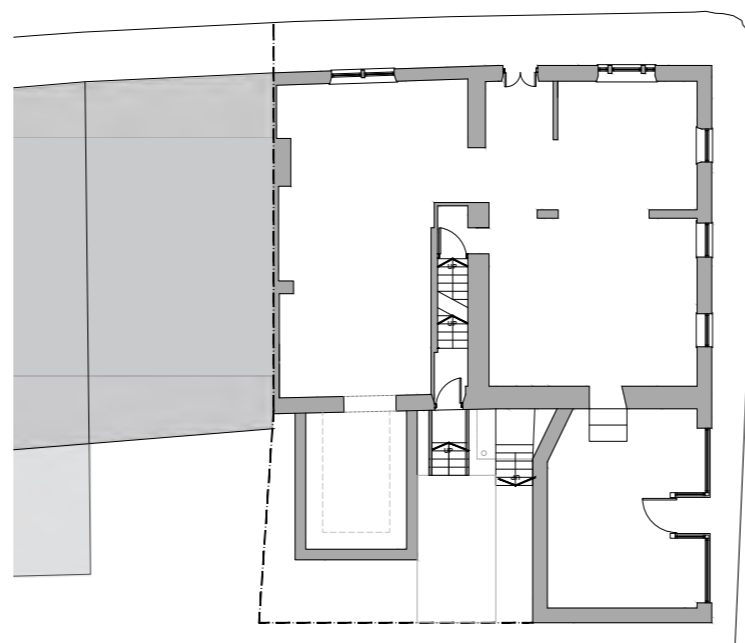
h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement

i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

3.1.4 The minimum gross internal floor area required to meet the Technical Housing Standard for a 1 bedroom apartment for 2 people at 1 storey is 50 sq.m.

The minimum gross internal floor area required to meet the Technical Housing Standard for a 2 bedroom apartment for 3 people at 2 storeys is 70 sq.m.

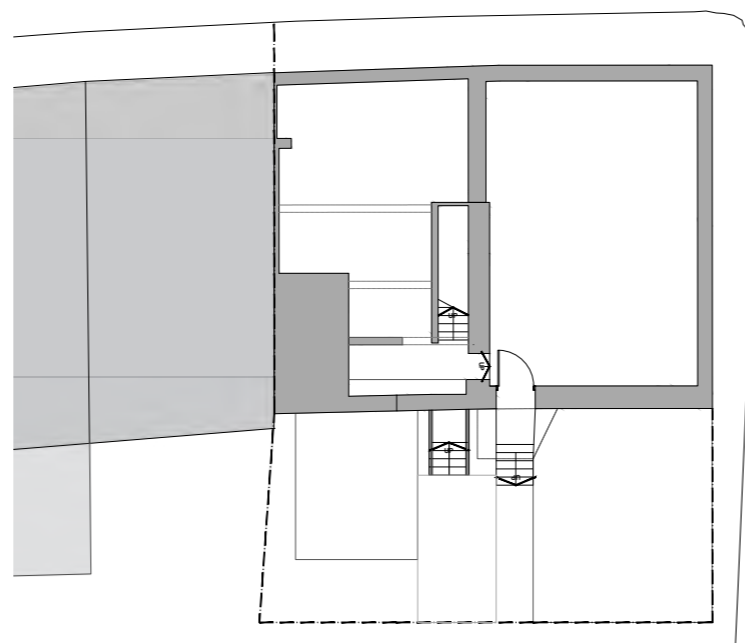
The proposals have been designed to satisfy the Technical Housing Standards outlined within this section of the document.



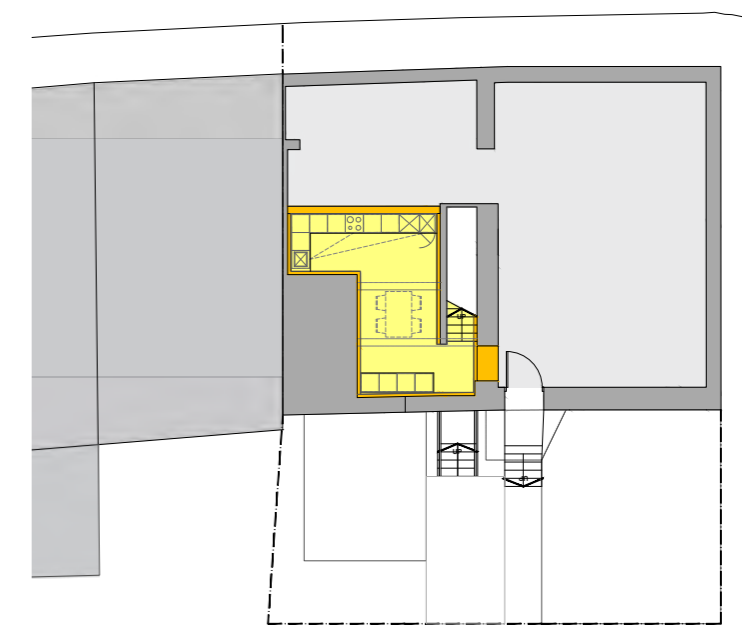
Existing Ground Floor Level Plan
(Not to scale)



Proposed Ground Floor Level Plan
(Not to scale)



Existing Lower Ground Floor Level Plan
(Not to scale)



Proposed Lower Ground Floor Level Plan
(Not to scale)

3.2 Site Layout

3.2.1 The proposed site layout will remain as existing. A bin store location has been included within the proposals, towards the south west boundary at the rear of the site.

The parking space will remain as existing.

3.2.2 The proposed floor plans at ground floor level show the existing space divided to form 2 apartments. Apartment 1 is located to the west of the site and Apartment 2 to the east.

As mentioned previously in section 3.1, Apartment 1 can accommodate up to 2 people and Apartment 2 can accommodate up to 3.

Apartment 1 has an open plan living, dining and kitchen space. The living room looks onto Morley Lane with a view over River Colne at the north of the site. Following this is the shower room and an office / study space with additional storage, leading into the double room at the south of the property. The double bedroom overlooks the external courtyard allowing for maximum privacy.

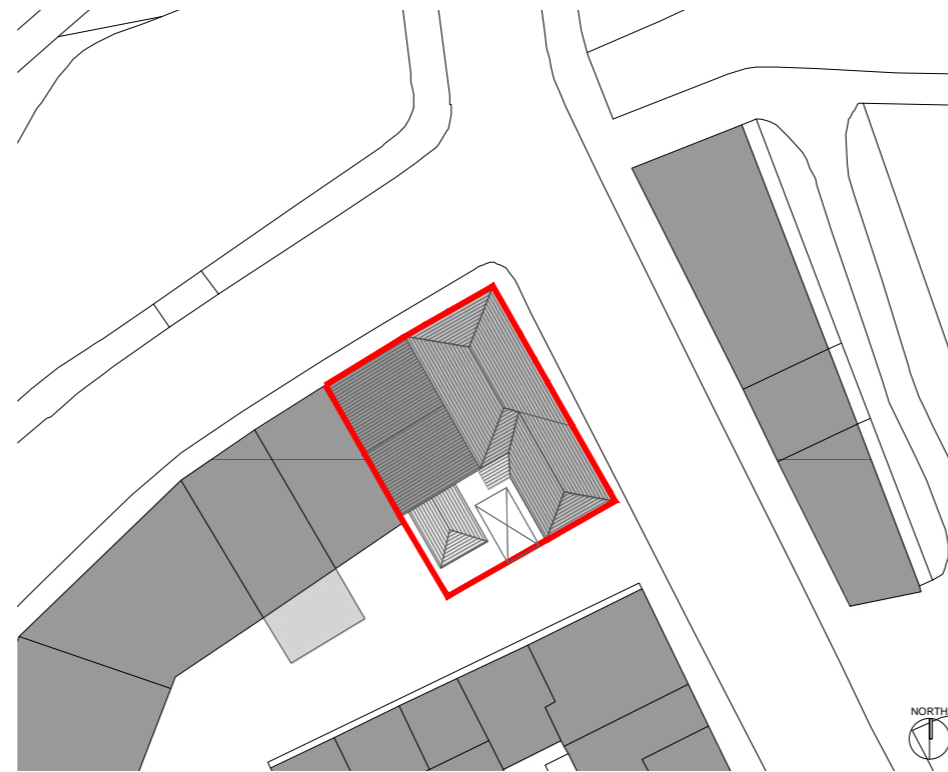
Apartment 2 is set out over the ground floor level and lower ground floor level. At ground floor level, the living space is also situated to the north of the site, overlooking Morley Lane with a view over the River Colne.

The shower room is located to the east of the property along with the single bedroom. The double bedroom provides a view into the external courtyard to the south. At lower ground floor level, there is an open plan kitchen and dining space with extra storage, to provide a comfortable cooking and dining space for a minimum 3 people.

As mentioned previously, both apartments comply with the Technical Housing Standard requirements.

3.2.3 The retail space at ground floor level to the south-east of the site will remain as commercial use, with the existing shop front elevation to remain also.

At lower ground floor level, the space will be used for landlord storage / retail offices.



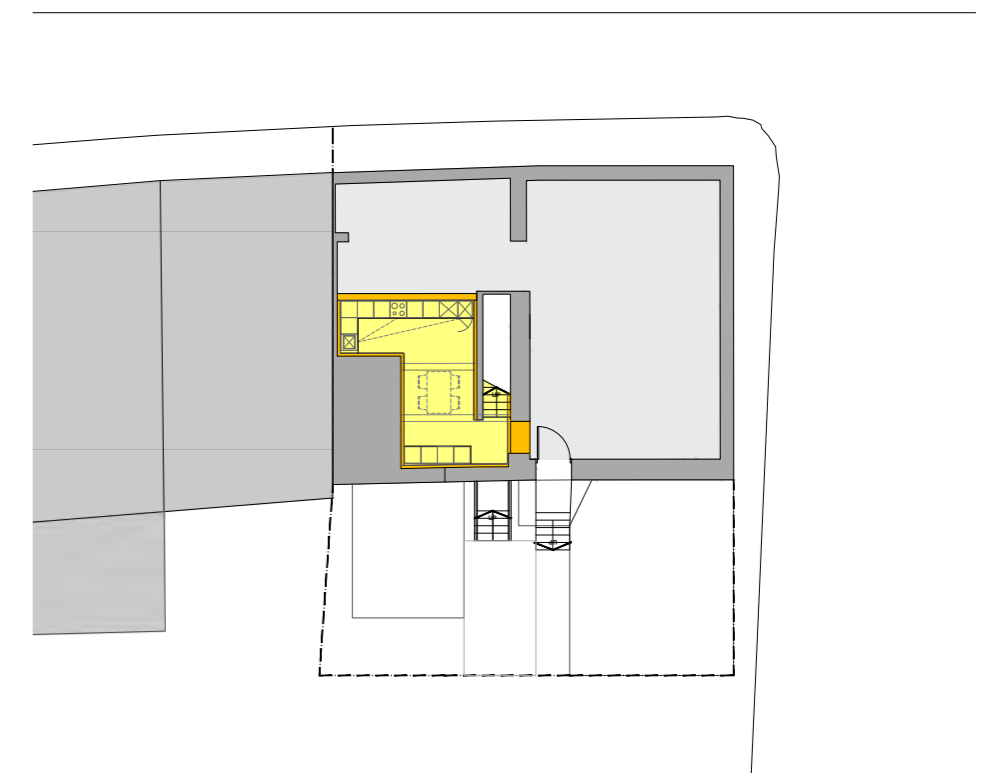
Existing Site Layout Plan
(Not to scale)



Proposed Site Layout Plan
(Not to scale)



Proposed Ground Floor Level Plan
(Not to scale)



Proposed Lower Ground Floor Level Plan
(Not to scale)

3.3 Scale

3.3.1 The proposition has a neutral impact on the scale of the existing building.

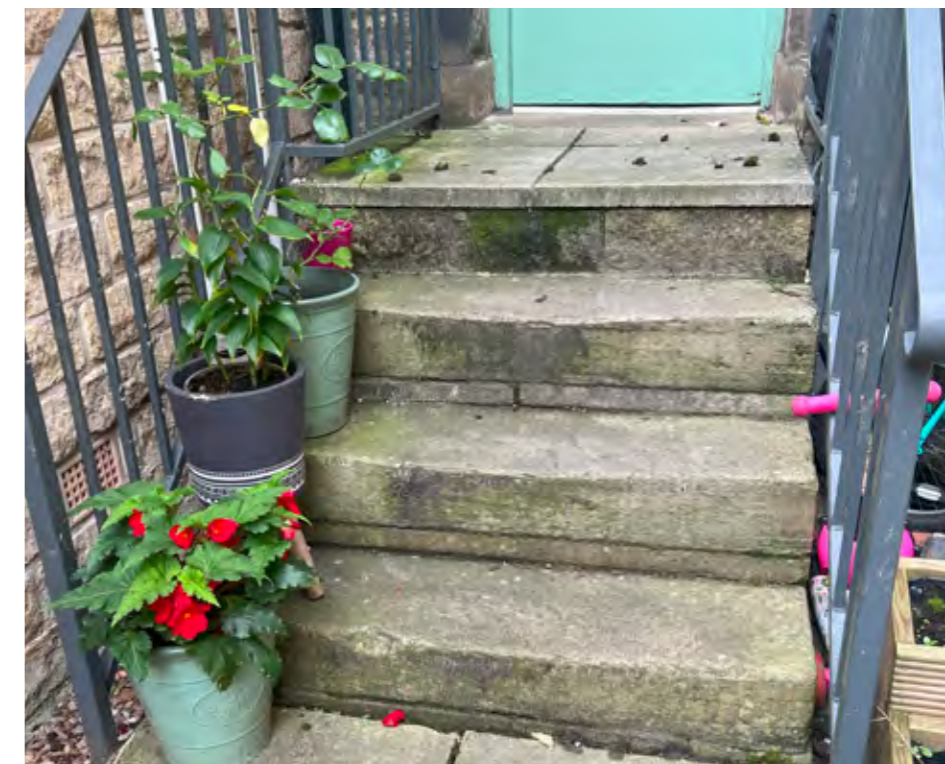


3.4 Landscaping

- 3.4.1 Landscaping within the site is restricted as the external space is limited.
- 3.4.2 The external space to the south of the site, shown in the images to the right, will provide 1 parking space.
- 3.4.3 There are some existing landscaping features, which include plantpots on the external stairs leading up to the existing apartments and a wall mounted pallet used as a planter.
- 3.4.4 Existing artificial grass has been implemented at the very end of the courtyard, providing a break within the tarmacked driveway.



Photograph showing the existing wall-mounted planter with artificial grass and plant pots.



Photograph showing existing external stairs leading up to the existing apartments at first floor level with plant pots.



Photograph showing the existing courtyard to the south of the site.



Photograph showing the existing courtyard to the south of the site with planters and plant pots.

3.5 Appearance

3.5.1 Impact on visual amenity

The NPPF offers guidance relating to design in Chapter 12 (achieving well designed and beautiful places) whereby Paragraph 131 provides a principal consideration concerning design which states:

“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

Kirklees Local Plan Policies LP1, LP2 and significantly LP24 also seek to achieve good quality, visually attractive, sustainable design to correspond with the scale of development in the local area, thus retaining a sense of local identity.

Policy LP24 states that proposals should promote good design by ensuring:

“a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape...”

3.5.2 As mentioned previously within section 2.4, the appearance has not changed significantly since 1960, the fenestration is the same apart from the central window at ground floor level on the east elevation. This has been extended to create a larger window which follows the fenestration of the existing windows either side.

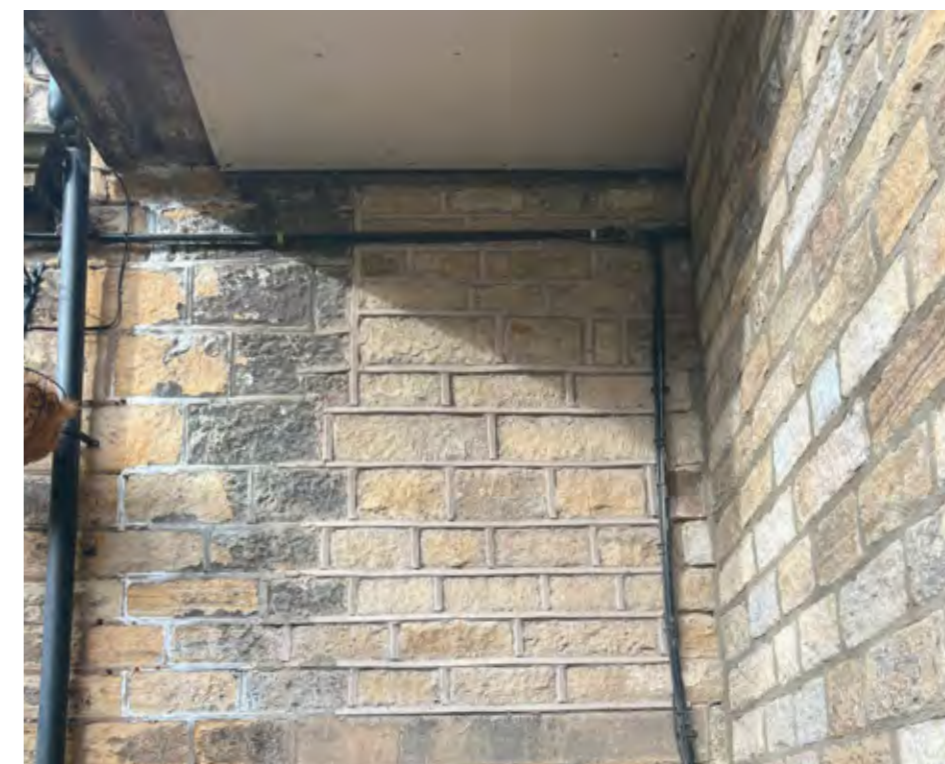
The windows themselves are sash windows, the same in appearance as shown in the image from 1960 in section 2.4. By retaining the sash windows the elevations have the same details and fenestration as the original public house of The Armitage Arms.

3.5.3 In addition, we are proposing to re-instate a window at the rear of the property at ground floor level. This was advised in the pre-application enquiry to allow the double bedroom in Apartment 2 sufficient natural light. The proposed window will overlook the private yard maintaining the privacy within the double bedroom.

3.5.4 Finally, we are proposing to add 2 additional windows, one on the east elevation of the double bedroom in Apartment 1 and the other on the south elevation. These elevations are visually unobtrusive with low impact. They will have the same fenestration and details as the existing windows maintaining the visual and heritage amenity.



Photograph showing existing Sash Window - detailing to remain.



Photograph showing window to be re-instated.



Proposed North facing elevation.



Photograph of existing North facing elevation.

3.6 Use

3.6.1 The site is currently used as a mix of residential and commercial.

At the lower ground floor level the space is used for retail storage. The space can be accessed from inside the property at ground floor level within the showrooms or externally at the south of the site via stairs to a fire door.

At ground floor level the open plan space creates showrooms. These can be accessed from the footpath on Morley Lane to the north of the site and from the footpath on Market Street to the east of the site.

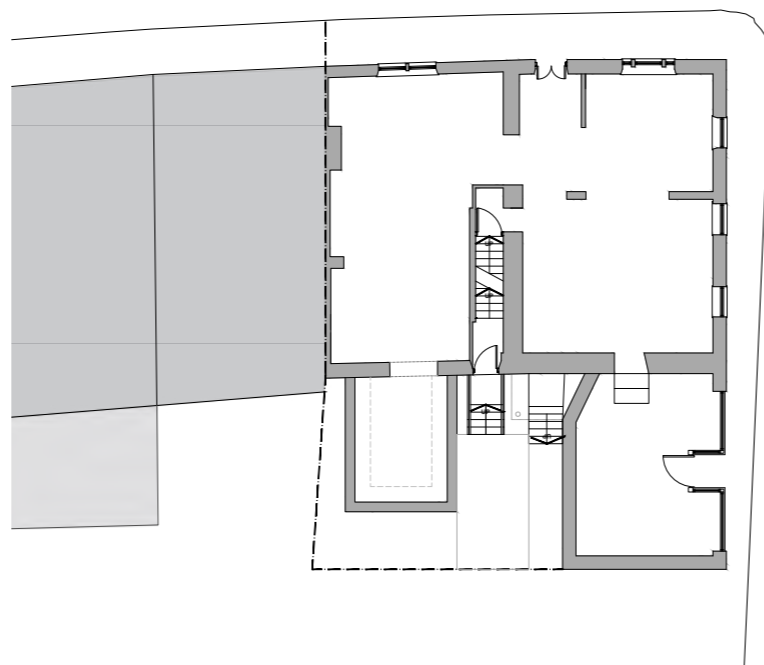
At first floor level there are 2 residential apartments which have one access point from the south of the site.

3.6.2 The proposed use of the site will remain a mix of residential and commercial use.

At lower ground floor level there will be a kitchen and dining space for Apartment 2, while the remaining space will stay as landlord storage / retail office. Access to the landlord storage and retail space will remain from the south of the site and the kitchen and dining space will be access internally from Apartment 2.

At ground floor level the existing open plan showroom will be divided up to form Apartments 1 and 2 with access from Morley Lane, while the existing south-east showroom space will remain as a retail unit with access from Market Street.

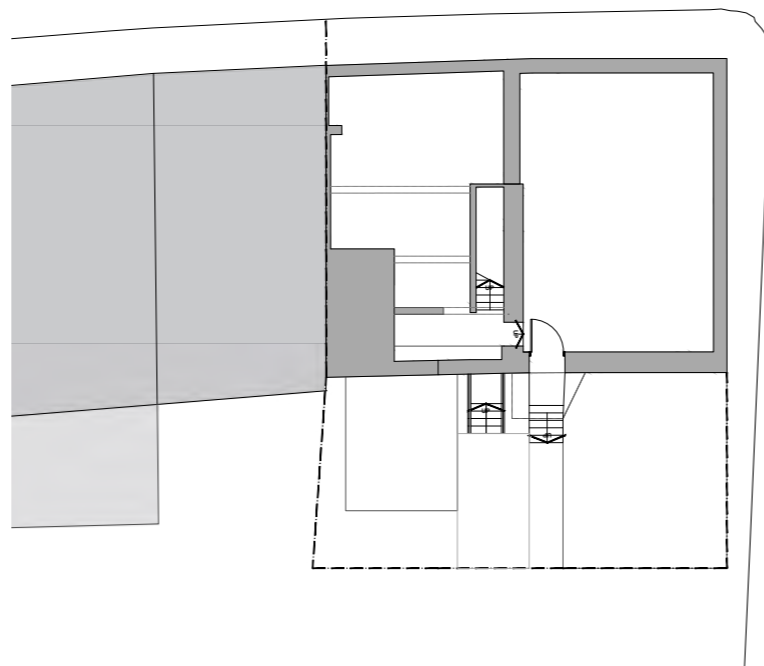
At first floor level the residential apartments will remain as existing with existing access from the south of the site.



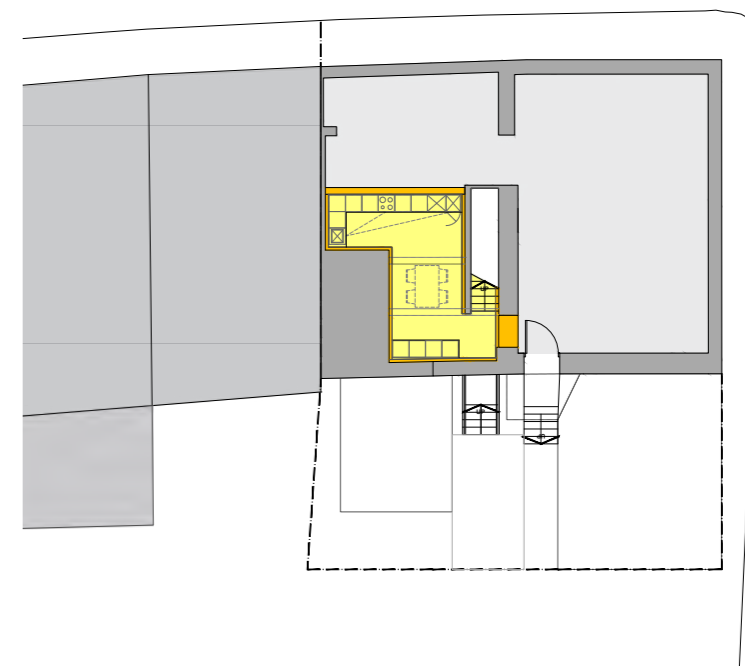
Existing Ground Floor Level Plan
(Not to scale)



Proposed Ground Floor Level Plan
(Not to scale)



Existing Lower Ground Floor Level Plan
(Not to scale)



Proposed Lower Ground Floor Level Plan
(Not to scale)

4.0 Access

4.1 Vehicular Access

4.1.1 KC Highways DM have been formally consulted as part of the pre-application enquiry, providing the following advice:

'Morley Lane is a one-way single carriageway local link road of approximately 8m width with footways on both sides and street lighting present. There are No Waiting Mon-Fri 8am-6pm Sat 8am 12:30pm traffic regulation order (TRO) markings opposite the site with a bus box and No Waiting At Any Time TRO at the junction with Market Street and No Waiting Mon-Sat 8am-6pm on the same side of the site at the junction with Market Street. To the South West of the site there are no parking restrictions although any spaces will be shared with competing users.'

B6111 Market Street is a one-way single carriageway local link road of approximately 8.2m width with footways on both sides and street lighting present. There are parking bays on the side of the site with a TRO parking restriction as Mon-Fri 9am-6pm 3 hours no return 1 hour, and No Waiting Mon-Fri 8am-6pm Sat 8am-12:30pm opposite the site.'

Rear access to the site is via Balmford's Yard West, which is an unadopted rear access.

The site is approximately 125m from stops on a high frequency bus route (closer to stops on a lower frequency route) and there is a convenience store within 53m, a supermarket within 90m and other retail, services and medical within 140m in the town centre. This makes the site location relatively sustainable.

Trip generation to the site would be expected to be low and, due to the existing retail site generating trips, it is not expected that trip generation would be a concern.

No parking has been provided as part of the development, however due to the type of proposal and sustainable town centre location, this is not considered likely to be a significant concern in this case.

With regard to cycle parking, this should be provided as 1 space per dwelling. Bin storage and presentation details should be included within the full application and guidance for this can be obtained in the document Waste Storage and Collection Guidance for New Developments'.

4.1.2 The site is located within the centre of Milnsbridge. Milnsbridge is classified as a large District Centre with frequent public transport services, which link to the wider region, and various local amenities and services.

4.1.3 Details of bin storage and collection presentation points have been clearly shown on planning drawings 101, 110, 202, 203.



Photograph of vehicular route to rear of site.



Photograph of site entrance from Market Street.



Photograph of existing rear courtyard showing parking space location.



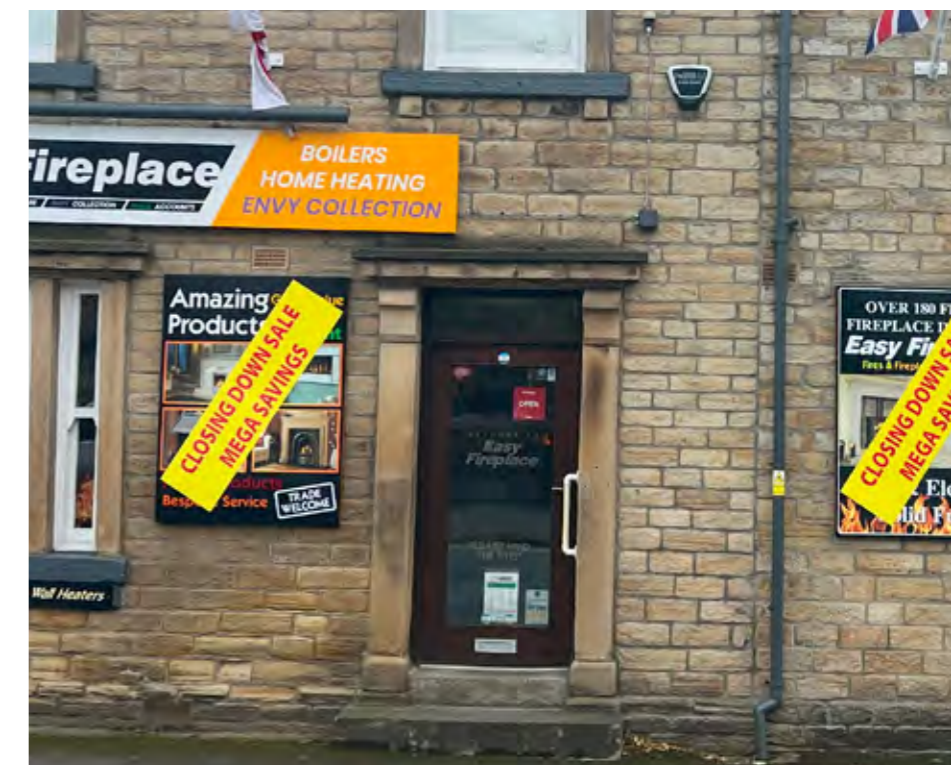
Photograph of parking along Market Street.

4.2 Pedestrian Access

- 4.2.1 The proposed design provides pedestrian access into the building using the existing entrances.
- 4.2.2 Access to the existing apartments at first floor level is to the rear of the property and outside of the application site.
- 4.2.3 Access to the proposed apartments is at the north of the site, at ground floor level which is an existing entrance into the retail shop. By retaining the existing door ways this retains the visual commercial link.
- 4.2.4 Access to the existing retail unit at ground floor level is at the east, where the prominent entrance to the retail space will remain.
- 4.2.5 This allows the existing and proposed apartments to have separate, more private entrances while also keeping the retail access separate from both proposed and existing apartments.



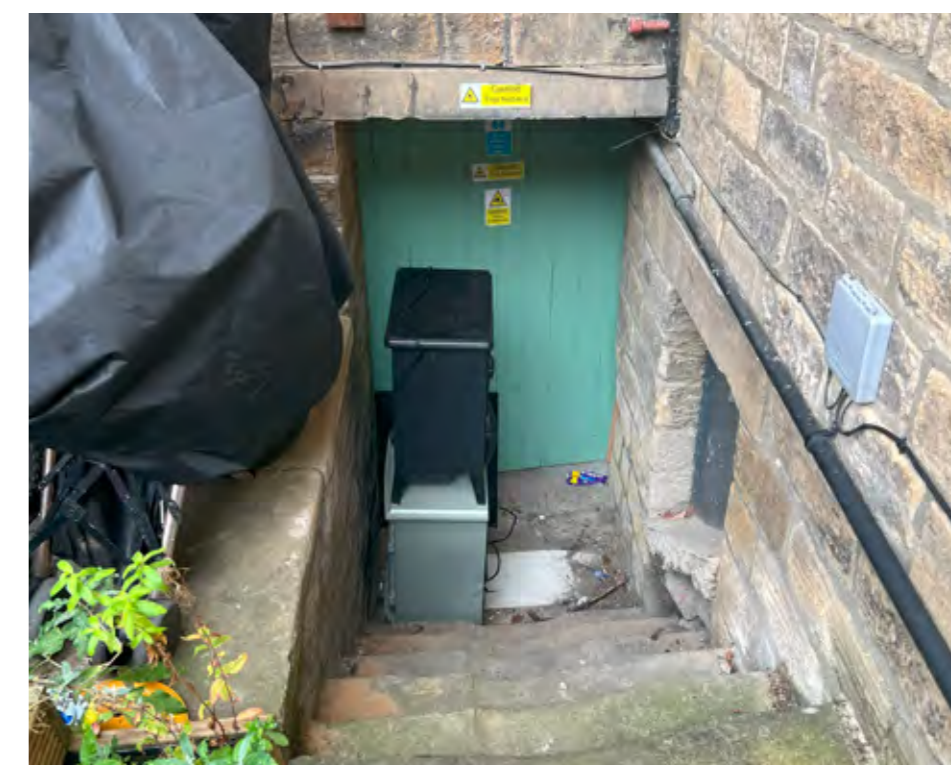
Photograph of site entrance from Market Street



Photograph of site entrance from Morley Lane



Photograph of existing rear courtyard showing entrance to existing apartments at first floor level



Photograph of existing entrance to the lower ground floor level.

5.0 Air quality

5.0.1 The site of the proposed development is not within or adjacent to an Air Quality Management Area, whilst it is situated in a busy area it is not on a designated road of concern and will not be introducing new receptors into an area of poor air quality.

There are no aspects within the proposal to consider regarding air quality.

7.0 Noise

7.0.1 The potential for the proposed development was reviewed, considering existing noise sources and whether noise from the proposed development may have an adverse impact on future occupants and nearby noise sensitive receptors.

The proposed development is near to an existing village centre with noise sources from which are likely to have an impact on future occupiers of the site.

7.0.2 A noise assessment will be supplied within the planning application by JPM Acoustics.

9.0 Foul Drainage and Water Supply

9.0.1 There are no drainage proposals within this planning application.

6.0 Contaminated Land

6.0.1 The proposed development site is not shown as being potentially contaminated from its former use and is not located close to a historic landfill site that may have an adverse impact on the proposed development. It repurposes an existing building and is not a major development; therefore, contaminated land issues do not need to be considered.

8.0 Odours

8.0.1 The proposed development will not create any significant odours and there are no significant odours in the vicinity that will affect the development.

10.0 Climate Emergency

10.0.1 On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research.

National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies.

The Local Plan pre-dates the declaration of a climate emergency and the net zero carbon target.

However, it includes a series of policies, which are used to assess the suitability of planning applications in the context of climate change.

The Council is committed to a target of achieving zero carbon by 2038. All development proposals, no matter how small, should seek to embed key sustainable principles for mitigating and adapting to climate change.

Policy LP24 of the Kirklees Local Plan sets out expectations of sustainability regarding development proposals.

10.0.2 A Climate Change Statement will be supplied within the planning application to provide greater understanding of how the proposal may contribute towards the aims mentioned above.

In summary, the site would not have a negative impact on the heritage and character of the district centre and the proposal would deliver a high-quality development which will deliver a range of social and economic benefits.

The design of the proposal has been amended to address concerns raised by officers during the pre-application enquiry.

It is considered the proposed design approach, with new signage to reflect the historic use of the site, would maintain the “commercial visual link” through the District Centre and areas along Market Street and Morley Lane. This is reinforced by retention of the existing retail ground floor unit in the south eastern part of the site.

The proposal as a whole will deliver a range of social and economic benefits to the district centre, with the retail unit closing in December.

The application would also help address the council’s housing needs but would not have a significant adverse impact on the vitality and viability of the centre or compromise its role and function.

The proposal would deliver a high-quality development which achieves the optimum layout for the site, one that accords with relevant policies of the development plan when taken as a whole and overarching principles of the NPPF (2023).

In view of the above, it is considered the scheme satisfies national and local policy and represents an appropriate development proposal for the site that addresses all relevant planning considerations.