

## PLANNING STATEMENT

Outline application for the erection of 2No. industrial/warehouse units

At

Forge Lane, Dewsbury WF12 9EJ

### 1.0 INTRODUCTION

1.1 The application seeks outline planning permission but also seeks approval of means of access and layout.

1.2 Details of appearance, landscaping and scale will be submitted as reserved matters following the grant of outline planning permission, but indicative drawings are within the Design and Access Statement.

1.3 The application comprise the documents listed at Appendix A.

### 2.0 SITE HISTORY

2.1 Until the 1980s the site was occupied by a steelworks.

2.2 Subsequently, site clearance was undertaken leaving only concrete hard standings, and foundations of former buildings.

2.3 The site has since been left unattended such that there is significant growth of trees and other vegetation.

### 3.0 PLANNING HISTORY

3.1 In 2002 an application was refused for mixed-use development.

3.2 Subsequently, starting in 2004, a number of applications were submitted for residential development of the whole site – i.e. all that within both the red and blue lines of the application location plan.

3.3 Though planning permission was granted the development has not been implemented and the planning permission has now lapsed.

3.4 in 2021, pre – application proposals were put forward for residential development but were abandoned particularly because of its sensitivity to the site's flood risk.

### 4.0 CURRENT PROPOSAL

4.1 A review was undertaken of options for the site which resulted in a pre - application approach to the Council for an industrial/warehousing development (2023/21634).

4.2 The generally supportive response received has led to considerable work being undertaken, including the commissioning of various reports as advised by Liz Chippendale.

#### 5.0 THE APPLICATION

5.1 The application site comprises the majority of land in the ownership of Hebble Homes Ltd. rather than all of that land as was the subject of the pre – application enquiry. It is not considered that in any way raises significant issues.

5.2 The essence of the proposals are set out in the submitted Design and Access Statement.

5.3 Matters of more general note are as follows:

- The site is unallocated in the Kirklees Local Plan;
- Part is on the Council's Brownfield Land Register (BLR008) so any proposal to bring developed forward is to be welcomed.
- Sequential testing of flood risk at alternative sites has found none preferable.

5.4 It is considered that the proposal to bring forward development which will provide significant employment in a sustainable location within the urban area of Dewsbury is to be applauded.

5.5 As such it is considered that the balanced approach adopted in the evolution of the proposals now submitted is worthy of support.

Malcolm Sizer

Malcolm Sizer Planning Ltd.

February 2025

Forge Lane Dewsbury

Appendix A

List of submission documents

- Application form and certificates
- Location Plan
- Proposed Site Layout – KS - Architects drawing 2776(1)013A
- This Planning Statement
- Design and Access Statement prepared by KS - Architects
- Climate Change Statement
- Crime Prevention Statement
- Site Waste Management Plan
- Flood Risk Sequential Test prepared by ID Planning
- Flood Risk Assessment prepared by ARP Associates
- Drainage Strategy prepared by ARP Associates
- Transport Assessment prepared by Sanderson Associates
- Geo – Environmental Summary and Assessment
- Odour Risk Assessment
- Air Quality Assessment
- Noise Impact Assessment
- Arboricultural Report
- Ecological Impact Assessment Report

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