

## Jade3 Architecture Ltd

**J**ob reference: 2024 enquiry 51  
**A**ddress: Land off Bretton Street, Dewsbury  
**D**ate: 14-5-2025  
**E**xtra notes: **planning report statement**  
New build Egiii use class circa 2340sqm ground floor footprint plus first floor 70sqm (overall 2410sqm) with 9m high to eaves, associated 16no car parking and service area

### Introduction

Our client has asked Jade3 to assist with full planning application for a new build Egiii use class (circa 2340sqm ground floor footprint plus first floor 70sqm overall 2410sqm, ie circa 25930sqft) with 9m high to eaves, associated 16no car parking and service area at land off Bretton Street, Dewsbury. This is a planning report statement.

An outline planning application reference no2004/60/94817/E2 was granted on 24-3-2005 for the erection of B1, B2 and B8 units (now similar to Eg(i-iii) use class) but obviously had been lapsed. The vehicular site access was approved in principle. However, this application have taken the vehicular site access as a precedent principle and develop the proposal to suit.

### Site and area assessment

The triangular land is situated in corner plot bounded by the railway lines, Bretton Street and the Calder and Hebble Navigation Dewsbury cut. The land has been vacant for many years and redevelopment opportunities was not viable since it has been restricted by an existing gas mains that runs across the middle of the site. Now that the gas pipe is to be relocated will free up land and making redevelopment more viable. Therefore our client now wish to build a small industrial unit on the land.

### Principle of development Sustainable Development

NPPF chapter 2 Paragraph 7-14 and LP1 outlined a presumption in favour of sustainable development. NPPF Chapter 2, Paragraph 7 identifies the dimensions of sustainable development as economic, social and environmental (which includes

## Jade3 Architecture Ltd

design considerations). It states that these facets are mutually dependent and should not be undertaken in isolation, ie NPPF Chapter 2, Paragraph.8. The dimensions of sustainable development will be considered throughout the proposal.

### ***NPPF Chapter 3. Plan-making***

*15. The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.*

As you can see, its location is ideal since it is also close to industrial units and is close to local shops where a quick stop over for groceries is essential for lunch breaks for staff.

#### *16. Plans should:*

- a) be prepared with the objective of contributing to the achievement of sustainable development;*
- b) be prepared positively, in a way that is aspirational but deliverable;*
- c) be shaped by early, proportionate and effective engagement between planmakers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;*
- d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;*
- e) be accessible through the use of digital tools to assist public involvement and policy presentation; and*
- f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).*

All noted.

### ***NPPF Chapter 4. Decision-making***

*38. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools*

- available, including brownfield registers and permission in principle, and work*
- proactively with applicants to secure developments that will improve the economic,*
- social and environmental conditions of the area. Decision-makers at every level*
- should seek to approve applications for sustainable development where possible.*

All noted.

## Jade3 Architecture Ltd

### ***NPPF Chapter 12. Achieving well-designed places***

*124. The creation of high quality 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.*

The new build industrial unit is considered to be of good design as it accords with those around the area.

*125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.*

*126. To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.*

*127. Planning policies and decisions should ensure that developments:*

*a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

*f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>46</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

*128. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.*

*129. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for Life<sup>47</sup>. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.*

*130. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).*

## Jade3 Architecture Ltd

*131. In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*

*132. The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.*

All noted.

### The proposals

#### ***The National Planning Policy Framework:***

*The National Planning Policy Framework is now a material planning consideration on any development proposal. The Framework highlights the fact that the purpose of the planning system is to contribute to the achievement of sustainable development and that there is a presumption in favour of sustainable development which can deliver:-*

*i) **Planning for prosperity (an economic role)** - by ensuring that sufficient land of the right type and in the right places is available to allow growth and innovation;*

The vacant land have been restricted by the existing gas mains and remained vacant for many years until now. The gas board are relocating the existing gas mains late December 2024.

It is essential to readapt the under used derelict brownfield land into fresh industrial use so that the building can provide regeneration and employment. As a result, it will promote an economic role rather than allowing the land to continue to become vacant.

*ii) **Planning for people (a social role)** - by promotion of strong, vibrant and healthy communities by providing an increase supply of housing to meet the needs of present and future generations and by creating a good quality built environment with accessible local services;*

The new industrial use will be easily accessible. The local residents will bring hustle and bustle activities back into the local community and assist with a social role.

## Jade3 Architecture Ltd

*iii) Planning for places (an environmental role) - by protecting and enhancing the natural, built and historic environment, adapting to climate change including moving to a low carbon economy. As such the Framework suggests local planning authorities should approve development proposals that accord with statutory plans without delay.*

The building materials to be used are to be sustainable and locally sourced where possible. All new masonry perimeter walls are to be 350mm thick with 100mm stone externally, 150mm cavity with 50 air gap 100mm rigid insulation and 100mm fairfaced blockwork walls internally. 100mm insulated composite metal cladding vertically laid for the walls and roof. At least 10% rooflights doubled skin to allow natural daylight into unit. Dual flushed cistern proposed. LED lighting proposed.

Local skilled labours are to be employed in providing the new build works. By allowing a positive consent for the industrial use will definitely add to the environmental role.

### Amount

The total site area is circa 8470sqm.(circa 2.0 acres)

Ground floor footprint(including offices)	2340 sqm
First floor offices	70sqm
<b>Overall total</b>	<b>2410sqm</b>

### Kirklees Publication Local Plan: adopted 27-2-2019

- LP1 – Presumption in favour of sustainable development
- LP2 – Place shaping
- LP4 - Providing infrastructure
- LP7- Efficient and effective use of land and buildings
- LP8- Safeguarding employment land and premises
- LP9 - Supporting skilled and flexible communities and workforce
- LP21- Highways and access
- LP22- Parking
- LP24 – Design
- LP26- Renewable and low carbon energy
- LP51- Protection and improvement of local air quality

## Jade3 Architecture Ltd

### Kirklees Local Plan Policies

#### Policy LP1

##### *Presumption in favour of sustainable development*

- *When considering development proposals, the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.*
- *The council will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.*
- *Proposals that accord with the policies in the Kirklees Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the proposal or relevant policies are out of date at the time of making the decision then the council will grant permission unless material considerations indicate otherwise – taking into account whether:*
  - *a. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
  - *b. specific policies in that Framework indicate that development should be restricted.*

Basically the redevelopment will complete the corner plot for an industrial use. We believe that this proposal should be seen as being a sustainable redevelopment and should be supported positively.

#### Policy LP2

##### *Place shaping*

*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, as set out in the four sub-area statement boxes below:*

#### **Statement Place Shaping - Huddersfield**

##### **Strengths/opportunities for growth**

- *Frequent rail services to major cities across the north of England from Huddersfield station, as well as services to other towns in Kirklees and West*

## Jade3 Architecture Ltd

*Yorkshire. Good access to the M62, particularly from the north. Frequent bus network connecting Huddersfield town centre to outlying areas of the town and to other areas in Kirklees and elsewhere in West Yorkshire. Priority in Kirklees Economic Strategy to revitalise Huddersfield town centre*

- The University of Huddersfield and Kirklees College potentially attracting investment.*
- The town centre is a focus for shopping and leisure and there are opportunities to enhance this provision; including through enhanced independent retail.*
- Attractive buildings and spaces of historic and architectural interest in the town centre. The town centre is the district's main cultural and leisure hub with opportunities to enhance this provision, along with links to the Stadium and proposed HD One development. Many areas of the town have good access to green spaces and the surrounding countryside for leisure opportunities.*
- Greenways present opportunities for walking and cycling, including proposed enhancements to the cycle network to Golcar and connections to the Calder Valley. Strong and innovative manufacturing sector linked to educational establishments.*
- The River Holme, River Colne, Huddersfield Narrow Canal and Huddersfield Broad canal, with the Aspley Marina and Waterfront Quarter can provide attractive settings for development and attract investment.*
- Green Flag parks at Beaumont Park and Greenhead Park are leisure and recreation assets.*
- Economic opportunities in the creative sector linked to the University, Kirklees College and media centre. Mixed use development in sites around the town centre such as the Waterfront Quarter, former Sports Centre and Technical College site. Strong housing market in the north of Huddersfield. District centres at Almondbury, Lindley, Marsh and Moldgreen meeting a range of everyday shopping and service needs, along with other local centres throughout Huddersfield.*

### **Challenges to growth**

- Traffic congestion and poor access to M1 from across Huddersfield and poor access to M62 from the south. Maximising the potential of the relatively flatter*

## Jade3 Architecture Ltd

*and accessible potential development locations. Flatter areas at low levels tend to be at risk of flooding. Poor air quality in some areas. Pockets of high unemployment, deprivation and poor health.*

- The housing market is weak in some areas, which may be a barrier to development of brownfield sites. Some historic buildings are in poor condition, with the Conservation Areas at Birkby and Edgerton on the Heritage at Risk register Shortfall of Grade A office accommodation and private sector service employers relative to other large towns. Traffic detracting from environmental quality around Huddersfield town centre on the ring road and also Marsh and Moldgreen centres which are located on arterial roads.*

The proposal is considered to provide a good design and contribution towards the place shaping and enhance the visual qualities of the land and surrounding area. The proposal meets with the aspirations of the local and national policies and also meeting with our clients brief and requirements.

### **Policy LP4**

#### **Providing infrastructure**

*The council will work with partners to bring forward the necessary and proportionate essential and desirable infrastructure that is required in order to deliver the spatial strategy as set out in the Local Plan. Essential infrastructure is defined as infrastructure that is required to make development acceptable in planning terms.*

*Desirable infrastructure is described as infrastructure which would improve the capacity and deliver place making benefits. Where new infrastructure is needed to support new development, the essential infrastructure must be operational no later than the appropriate phase of development for which it is needed.*

*Where new infrastructure is needed, the council will expect phasing plans to be submitted as part of planning applications and where appropriate, will link the construction and occupation of that development to infrastructure provision. New development should contribute to the provision of infrastructure, taking account of local and strategic needs and financial viability. This may be achieved on-site or off-site through planning conditions or legal agreements and/or through contributions to the Community Infrastructure Levy (CIL).*

As can be seen, the proposal requires a new road infrastructure to access into the site to cater for the proposed single unit industrial building.

## Jade3 Architecture Ltd

### **Policy LP7**

#### **Efficient and effective use of land and buildings**

*To ensure the best use of land and buildings, proposals:*

- a. should encourage the efficient use of previously developed land in sustainable locations provided that it is not of high environmental value;*
- b. should encourage the reuse or adaptation of vacant or underused properties;*
- c. should give priority to despoiled, degraded, derelict and contaminated land provided that it is not of high environmental value;*
- d. will allow for access to adjoining undeveloped land so it may subsequently be developed.*

*Housing density should ensure efficient use of land, in keeping with the character of the area and the design of the scheme:*

- a. developments should achieve a net density of at least 35 dwellings per hectare, where appropriate;*
- b. higher densities will be sought in principal town centres and in areas close to public transport interchanges*
- c. lower densities will only be acceptable if it is demonstrated that this is necessary to ensure the development is compatible with its surroundings, development viability would be compromised, or to secure particular house types to meet local housing needs;*
- d. more detailed density requirements may be set out in area actions plans, neighbourhood plans, supplementary planning documents and development briefs, where appropriate.*

Policy LP7 is to promote the re-use of existing buildings and the use of brownfield land to meet development needs and support the regeneration of areas. Due to the challenges of Brexit fallout, the on going uncertainties of post Covid and the prolonged Middle East and Red sea wars, it is applaudable for our client to take a bold step in redeveloping this vacant land in today's economic uncertainties.

### **Policy LP8**

#### **Safeguarding employment land and premises**

- 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.*
- 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:*

## Jade3 Architecture Ltd

- a. it can be demonstrated that the site or premises are no longer capable of employment use;and*
- b. the proposed use is compatible with neighbouring uses and where applicable, would not prejudice the continued use of neighbouring land for employment.*

The proposal will provide employment during the short term build but also long term employment where staff are required to work within the industrial unit.

### **Policy LP9**

#### **Supporting skilled and flexible communities and workforce**

*The council will work with partners to accelerate economic growth through the development of skilled and flexible communities and workforce in order to underpin future economic growth to deliver the Kirklees Economic Strategy. Wherever possible, proposals for new development will be strongly encouraged to contribute to the creation of local employment opportunities within the district with the aim of increasing wage levels and to support growth in the overall proportion of the districts' residents in education or training.*

*Applicants should reach an agreement with the council about measures to achieve this, which could include: provision of specific training and apprenticeships that are related to the proposed development or support other agreed priorities for improving skills and education in Kirklees or the creation of conditions to support a higher performing workforce, increasing productivity and the in work progression of employees.*

*The Council will therefore seek to secure an agreed training or apprenticeship programme with applicants where development meets the following thresholds:*

- 3,500 sq.m. or more of business or industrial floorspace; or*
- Housing developments which would deliver 60 dwellings or more*

*In instances where the development does not trigger one of the above thresholds then wherever feasible the Council will seek to secure alternative education or training programmes with the applicant.*

*To contribute to skills development, the council will support development which relates to the operational needs of and/or expansion of all of the district's higher, further and specialist education establishments including the University of Huddersfield and Kirklees College.*

## Jade3 Architecture Ltd

*Ancillary and related uses will also be supported providing it can be demonstrated that such uses are:*

- a. genuinely linked to the education establishment and its operations;*
- b. in locations where they are compatible with the surrounding land uses;*
- c. in accessible locations which minimise the need to travel; and*
- d. where it does not conflict with the plan's town centre policies or other relevant policies.*

*Where appropriate any new or proposed extensions to existing campuses should be guided by a comprehensive, up to date strategy and masterplan.*

Although the proposal is less than 3500sqm, however, our client would be willing to provide training or apprenticeship programme to further preserve the local skills providing education where possible.

### **Policy LP21**

#### **Highways and access**

*Proposals shall demonstrate that they can accommodate sustainable modes of transport and be accessed effectively and safely by all users. New development will normally be permitted where safe and suitable access to the site can be achieved for all people and where the residual cumulative impacts of development are not severe. Proposals shall 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.*

*All proposals shall:*

- a. ensure the safe and efficient flow of traffic within the development and on the surrounding highway network;*
- b. where needed, provide new infrastructure or improvements on or off site to ensure safe access from the highway network for pedestrians, cyclists, public transport users and private vehicles;*
- c. be accompanied by a supporting Transport Assessment or Transport Statement where the development would generate significant trip generation, providing detail as to the impact on highway safety, air quality, noise and light restrictions;*
- d. take into account changes in site levels and topography to ensure the development can be accessed easily and safely by all sections of the community and by different modes of transport;*
- e. take into account the features of surrounding roads and footpaths and provide adequate layout and visibility to allow the development to be accessed safely;*
- f. take into account access for emergency, service and refuse collection vehicles;*

## Jade3 Architecture Ltd

*g. provide on-site safe, secure and convenient cycle parking/storage facilities to encourage sustainable travel modes.*

This proposal should not be affected by the highways as access is taken off Bretton Street with adequate visibility splays. Due to the difference in level between the site and Bretton Road, there is adequate ramp length provided. 15no car parking plus 1no accessible car parking spaces (total 16no cars) has been provided for staff and visitors. The service yard is adequately large with 26m turning circle and also spare spaces to park 2no articulated lorries on site.

### **Policy LP22**

#### **Parking**

*The provision of parking will be based on the following principles:*

- a. in town, district and local centres, car parks close to the main shopping area will be for short-stay use and peripheral car parks for long stay use;*
- b. long stay parking in town centres will be reduced progressively in conjunction with improvements to sustainable transport opportunities, where appropriate;*
- c. provision of private non-residential parking in town centres will not be permitted unless it can be demonstrated that it is required for operational reasons. Where such provision is permitted appropriate arrangements will need to be put in place to provide management arrangements consistent with public parking in the centre;*
- d. provision of residential parking schemes within town centres for private vehicles/motorcycles/and cycles will be permitted; where appropriate and where schemes can be shown to enhance residential developments in the town centre;*
- e. car parking provision in new developments will be determined by the availability of public transport, the accessibility of the site, location of the development, local car ownership levels and the type, mix and use of the development;*
- f. new developments will incorporate flexibly designed minimum parking spaces for private cars, considering a range of solutions, to provide the most efficient arrangement of safe, secure, convenient and visually unobtrusive car parking within the site including a mix of on and off street parking in accordance with current guidance;*
- g. provision will be made to meet the needs of cyclists for cycling parking in new developments;*
- h. provision will be made to accommodate the needs of disabled people for the parking of vehicles. All proposals shall provide full details of the design and levels of proposed parking provision. They should demonstrate how the design and amount of parking proposed is the most efficient use of land within the development as part of encouraging sustainable travel.*

Car parking is provided.

## Jade3 Architecture Ltd

### **Policy LP24 Design**

*Good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that design forms part of pre-application consultation of a proposal. Development briefs, design codes and masterplans should be used to secure high quality, green, accessible, inclusive and safe design, where applicable. Where appropriate and in agreement with the developer schemes will be submitted for design review. 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;*

The form, scale, layout, details are to respect the adjacent industrial units and enhances the character of the host building and its surrounding area. The orientation of the of the new industrial unit is dictated by the triangular shape of the site and bounded by the railway lines and the canal. The south west facing aspect can accommodate solar panels on the pitched roof and maximises its energy usage (if required and can be fitted retrospectively and subject to funding available) which can be installed later which will accords with policy LP24(a)

*b. they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary;*

The design has taken into account the secured by design approach and minimise the crime risks as there are no awkward areas in the layout where burglars can hide. Therefore the proposals meets with LP24(b)

*c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers;*

not applicable as it is a new build

*d. high levels of sustainability, to a degree proportionate to the proposal, through:*

*i. The re-use and adaptation of existing buildings, where practicable;*

*ii. design that promotes behavioural change, promoting walkable neighbourhoods and making walking and cycling more attractive;*

*iii. considering the use of innovative construction materials and techniques, including reclaimed and recycled materials;*

## Jade3 Architecture Ltd

*iv. where practicable, minimising resource use in the building by orientating buildings to utilise passive solar design. This includes encouraging the incorporation of vegetation and tree planting to assist heating and cooling and considering the use of renewable energy;*

*v. providing charging points to encourage the use of electric and low emission vehicles;*

*vi. incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually unobtrusive and allows for the convenient collection of waste;*

*vii. designing buildings that are resilient and resistant to flood risk, where such buildings are acceptable in accordance with flood risk policies and through incorporation of multi-functional green infrastructure where appropriate;*

*viii. designing places that are adaptable and able to respond to change, with consideration given to accommodating services and infrastructure, access to high quality public transport facilities and offer flexibility to meet changing requirements of the resident / user.*

1no electric vehicle charging point (EVCP) have been proposed and added onto the building adjacent to car parking where staff or visitors can use. Sustainable green energies have been incorporated to suit. The site is within flood zone 3 and high probability of flooding and hence a mounding have been created along the canal.

*e. the risk of crime is minimised by enhanced security, and the promotion of well-defined routes, overlooked streets and places, high levels of activity, and well-designed security features;*

The windows and doors on the ground floor are toughened glass and assist to reduce crime. CCTV will be proposed for the overall elevations to reduce crime. The CCTV can be monitored remotely for the whole site and building on a 24/7 basis.

*f. the needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places;*

Accessible toilet is proposed on the ground floor. Accessible car parking space have been provided. Since it is only a small office, passenger lift is not provided.

*g. any new open space is accessible, safe, overlooked and strategically located within the site and well integrated into wider green infrastructure networks;*

No open space have been created, however, natural daylight and natural ventilation have been achieved onto all floors. Internal windows are proposed within the office so that views can be achieved into the warehouse. At least 10% factory assembled rooflights are also provided.

## Jade3 Architecture Ltd

*h. development contributes towards enhancement of the natural environment, supports biodiversity and connects to and enhances ecological networks and green infrastructure;*

Noted

*i. the retention of valuable or important trees and where appropriate the planting of new trees and other landscaping to maximise visual amenity and environmental benefits; and*

Noted. The existing trees are not under tree preservation order and those present on site boundaries will be pruned to suit. Additional landscape will be provided to suit.

*j. the provision of public art where appropriate*

Not applicable.

### **Policy LP26**

#### **Renewable and low carbon energy**

*Renewable and low carbon energy proposals (excluding wind) will be supported and planning permission granted where the following criteria are met:*

*a. the proposal would not have an unacceptable impact on landscape character and visual appearance of the local area, including the urban environment;*

*b. the proposal would not have either individually or cumulatively an unacceptable impact on protected species, designated sites of importance for biodiversity or heritage assets;*

*c. the statutory protection of any area would not be compromised by the development;*

*d. any noise, odour, traffic or other impact of development is mitigated so as not to cause unacceptable detriment to local amenity;*

*e. any significant adverse effects of the proposal are mitigated by wider environmental, social and economic benefits. Where the above criteria are met, the council encourages dialogue with local community groups promoting community renewable and low carbon energy schemes.*

*The creation of district heat networks is encouraged across Kirklees. Heat networks can be developed at different scales and all new developments should consider their potential. Proposals requiring a master plan should explore the potential of developing a heat network, or connecting to an existing network.*

Photovoltaics solar panels can be installed at a later date on a retrospective basis to promote the green sustainable energy use (if funding is available). However, 1no

## Jade3 Architecture Ltd

EVCP is proposed for charging electric vehicle cars on the building adjacent to the car parking spaces.

### **Policy LP51**

#### **Protection and improvement of local air quality**

1. Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air pollution which would have an unacceptable impact on the natural and built environment or to people.

2. Proposals that have the potential to increase local air pollution either individually or cumulatively must be accompanied by evidence to show that the impact of the development has been assessed in accordance with the relevant guidance.

Development which has the potential to cause levels of local air pollution to increase must incorporate sustainable mitigation measures that reduce the level of this impact. If sustainable measures cannot be introduced the development will not be permitted.

3. Where the development introduces new receptors into Air Quality Management Areas or Areas of Concern or near other areas of relatively poor air quality, for example near roads or junctions, the development must incorporate sustainable mitigation measures that protect the new receptors from unacceptable levels of air pollution. Where sustainable mitigation measures cannot be introduced which prevent receptors from being exposed to unsafe levels of air pollution, development will not be permitted.

The new industrial unit will not affect or increase in the air pollution.

#### **Electric Vehicle Charging Points**

Our client is keen to provide a dedicated electric vehicle charging facility externally on the front building facade for charging electric vehicles and other ultra-low emission vehicles to meet the following minimum standard for numbers and power output:-

A Standard electric vehicle charging point which is capable of providing a continuous supply of at least 16A (3.5kW).

**A 32A (7kW) is preferable and however more likely to be future proof and is being proposed.**

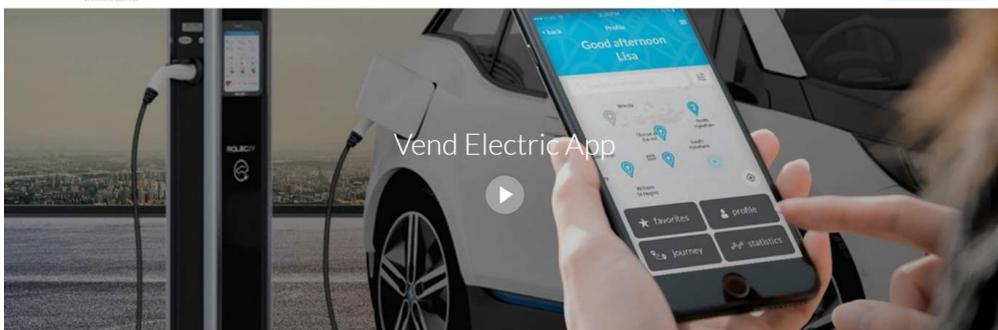
Standard charging points for single residential properties that meet the requirements specified in the latest version of “*Minimum technical specification - Electric Vehicle Home charge Scheme (EVHS)*” by the Office for Low Emission Vehicles. Basically, charging points that provide Mode 3 charging with a continuous output of least 16A (3.5kW) and have Type 2 sockets .

The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity.

## Jade3 Architecture Ltd

□ The installation must comply with all applicable electrical requirements in force at the time of installation.

Our client wants to promote a green sustainable means of transportation and has electric vehicles. See website link <https://vendelectric.com/>



**32A (7kW) is however more likely to be future-proof and is proposed.**



**Electric Vehicle charging point**

### **Summary**

The proposed industrial unit, approximately 25,930 sqft in size, located at Bretton Street, Dewsbury, has been assessed in accordance with relevant national and local planning policies. The proposal aligns with the objectives of the **National Planning Policy Framework (NPPF)**, particularly in promoting sustainable economic growth, supporting business investment and making effective use of previously developed land.

At the local level, the scheme is compliant with the **Kirklees Local Plan (KLP)**, specifically the employment land allocations and policies supporting economic development (notably Policies LP1, LP4, LP8 and LP9). The site location and proposed use support the Council's aspirations for regeneration, job creation and strengthening the local economy.

The design of the unit ensures high-quality built form in accordance with Policy LP24 (Design), while appropriate consideration has been given to access, parking,

## Jade3 Architecture Ltd

landscaping and flood risk. All necessary assessments, including transport and drainage have demonstrated acceptability of the proposal in planning terms.

The proposed development of a 25,930 sqft industrial unit at Bretton Street, Dewsbury, accords with all relevant national and local planning policies. The scheme promotes economic growth, reuses brownfield land efficiently and contributes positively to the employment objectives of the Kirklees Local Plan. There are no material planning reasons to withhold consent and the application should be supported accordingly.

Our clients are keen to progress the building works into reality and seek Kirklees planners full support for a positive decision for this planning submission.

Prepared by

REDACTED

**Michael Chow** BA Arch, Dip Arch, ARB  
Managing and Concept Director  
Chartered Architect and Urban Masterplanner  
for and on behalf of Jade3 Architecture Limited