



**Canal &
River Trust**

Making life better by water

Kirklees Metropolitan Council
PO Box B93
Civic Centre 3
Huddersfield
HD1 2JR

Your Ref 2025/91184

Our Ref CRTR-PLAN-2025-44878

Monday 25 August 2025

Dear Jillian Rann,

Proposal: Erection of two storey industrial unit (Use Class E(g)(iii)), with associated car park, service area and other associated works.

Location: Land off Bretton Street, Savile Town, Dewsbury

Waterway: Dewsbury Arm (Calder & Hebble Navigation)

Thank you for your consultation on the above application.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

The main issues relevant to the Trust as statutory consultee on this application are:

- a. The impact on the character and appearance of the waterway corridor, including the impact on designated heritage assets;
- b. The impact of the proposed surface and foul water drainage to the canal;
- c. Measures to reduce the risk of pollution towards the canal during and post development; and
- d. The impact towards biodiversity associated with the waterway corridor.

Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)) is to advise that suitably worded **conditions and minor amendments are necessary** to address some of these matters. Our advice and comments follow:

The impact on the character and appearance of the waterway corridor, including the impact on designated heritage assets

The site is located next to the existing canal. The proposals seek to remove existing vegetation, and to construct a new business unit of considerable size. This will impact the outward character and appearance of the canal. In line with Policy LP 32 'Landscape' from the adopted Local Plan Strategies and Policies document, proposals should be designed to take into account and seek to enhance the landscape character of the area considering in

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particular the appearance of rivers, canals, reservoirs and other water features within the landscape. We therefore request that consideration be given to the following:

Loss of Existing Vegetation and Replacement Planting

Paragraph 3.2.1 of the Arboricultural Impact Assessment identifies that the proposals will remove all trees on one side of the existing canal (group G2), which would likely alter the character of the canal-side area, and would remove existing species that contribute towards the tranquil and semi-natural character of the existing waterway in this location.

We appreciate that the development is shown to be set back from the canal. However, the proposed landscaping proposals comprise of low-growing planting which is unlikely to sufficiently mitigate the visual impact of the 9m-high industrial building, and would be unlikely to screen the goods yard and associated HGV activity. The supplied aerial view is misleading, as it mainly shows replacement trees, contradicting the landscape plans that show a predominance of lower grass planting.

We request that a more robust tree replanting scheme is provided to soften the building's height and mass and to provide better screening to the business activities proposed. We wish to highlight that the Trust does not require an 8m easement to the canal (which is shown on the plant), which could offer better opportunity for improved planting on site.

We request that the landscaping proposals should be amended to increase the number of heavy standard native trees, particularly within areas of existing semi-mature broadleaved woodland, and measures should also be undertaken to enhance the understorey and shrub layer.

Should the proposed gas pipeline result in complications for the landscaping scheme, then we recommend that this is relocated further into the site to preserve the canal-side buffer for meaningful tree planting.

Impact on the Setting of Heritage Assets

The bridge to the north of the site is grade II listed. We appreciate that a heritage assessment has been provided, which discusses the impact of the works to the setting of this bridge.

We do note that the report largely argues that the proposals would result in an improvement to the setting through the re-use of unused land. We do, however, consider that this does not fully take into account the impact of the loss of the existing tree line, and the introduction of a new building, which will impact the setting of the bridge. We consider that the undeveloped nature of the existing plot is of interest in its own right and alludes to the rural agricultural historic land-use of the area.

The Local Authority may therefore wish to consider whether the submitted Heritage Assessment should be amended to better reflect the impact of the proposals on the setting of the bridge, and the impact of the loss of existing undeveloped land.

Surface and Foul Water Runoff to the Canal

The submitted drainage strategy shows a proposal to direct both surface and foul water (via package treatment plant) runoff to the canal.

In line with the aims of policy LP 34 'Conserving and enhancing the water environment' from the adopted Local Plan, development should ensure that there is no deterioration of water courses or water bodies.

We therefore request that full details of the water runoff shown, including details of the Package Treatment Plant and any interceptors for surface water are provided so that the Trust can fully assess the impact of these parts of the proposal. **Details could be reserved through the use of appropriately worded condition(s).**

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The Trust's consent as landowner would be required for the runoff shown, even if the proposals seek to utilise any existing outfall. The Trust is not a land drainage authority, and our consent cannot be guaranteed. For more details, our Utilities Section can be contacted by email at utilitiesenquiry@canalrivertrust.org.uk or phone on 07483351479. For more information, the applicant may wish to view the leaflet attached below:

https://canalrivertrust.org.uk/media/document/BQcrktehtD_YrY6pbjchlA/FjMAyJlnWsZI8R4qxFsFANS14FDZbwtOtHlob8i9_c/aHR0cHM6Ly9jcnRwcm9kY2lzdWtzMDEuYmxvYi5jb3JlLndpbmRvd3MubmV0L2RvY3VtZW50Lw/0189adf6-9aeb-7c87-8151-fdf3b64aaa29.pdf

Measures to reduce the risk of pollution towards the canal during and post development

Efforts should therefore be taken to ensure that construction works on will not result in pollution to the wider environment, including the adjacent canal.

Prior to any development taking place on site, we request that a **supporting Construction and Environmental Management Plan should be provided to ensure that watercourses (including the canal) are protected**. This should include details to confirm how silt-laden runoff from exposed soils and dust will be managed.

We note the submission of a geoenvironmental report, which recommends that a Phase II assessment should be carried out. We request that this should be undertaken prior to the commencement of development (and could be secured via the means of a suitable worded condition). We note that the conceptual model states that "Potential risks to the adjacent canal are considered reduced given the likelihood that the feature is not within hydraulic connectivity with the site". **We wish to highlight that the canal cannot be assumed to be watertight, and this should be taken into account in any future assessment.**

Biodiversity Net Gain

The development would likely be required to provide BNG improvements as required by schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).

When considering BNG, the Statutory Biodiversity Metric User Guide (HM Government, 2024) states that the assessment should include adjacent lengths of watercourse in the watercourse module in circumstances where the site boundary crosses into the riparian zone. Table 11 of the guide sets out riparian zone widths, which are 10m from the top of each bank of priority rivers, which would extend into the site boundary.

The development would fall inside the riparian zone of the canal, as the red line boundary appears to be within 10m of the watercourse. The submitted BNG assessment does take this into account, and we note that it identifies that 0.07 additional watercourse units are needed to provide the 10% uplift

The Trust may be able to assist the developer in meeting BNG requirements by providing off-site biodiversity units. This would be subject to operational, management and commercial considerations. Developers wishing to discuss opportunities to secure biodiversity units on Trust land should contact bngenquiries@canalrivertrust.org.uk.

Other Comments

In our capacity as Navigation Authority and Landowner of the Dewsbury arm of the Calder & Hebble Navigation, we wish to advise that works in proximity to the canal and the curtilage with our land may require compliance with the Trust's Code of Practice. We therefore request that, in the event of a positive determination, the following informative is appended to the decision notice:

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“The applicant/developer is advised to contact the Canal & River Trust’s Works Engineering Team via switchboard on 0303 040 4040 in order to ensure that any necessary consents for works in proximity to the adjacent canal are obtained and that the works would comply with the Trust’s “Code of Practice for Works affecting the Canal & River Trust”

For us to monitor effectively our role as a statutory consultee, please send me a copy of the decision notice and the requirements of any planning obligation.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

Simon Tucker MRTPI
Area Planner

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<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

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