Planning Application for Redevelopment of Site to include Light Industrial Units, Prefabricated Offices and Waste Transfer Station Shed

Owler Lane, Birstall, Leeds WF17 9BW

Foxhall Environmental Ltd

May 2025

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1. Introduction

1.1 Foxhall Environmental Ltd is a waste recycling company that operates a small waste transfer facility located on the northern outskirts of Birstall, Kirklees, close to the M62. The site in total extends to approximately 0.62 ha (approximately 1.5 acres) and comprises an area of hardstanding for storage of waste, skips and vehicles, a few old agricultural buildings in industrial use and open storage.

1.2 The site has the benefit of an environmental permit covering part of the site, and a Certificate of Lawful Existing Use for mixed general industry and waste transfer was granted for the site in May 2023.

1.3 Aside from the waste management operations, which cover an area of approximately 0.16 ha, part of the site has been used for light industrial operations for many years, located within historic farm outbuildings. This section of the site covers an area of approximately 0.40 ha.

1.4 The buildings within this area are in a very poor state of repair and not suited to modern working environments. In addition, the layout of the area of the site associated with light industrial operations is poorly defined and set out, resulting in wasted space and limited parking or external storage.

1.5 Foxhall Environmental is therefore looking to modernise and improve the whole site by removing the current buildings and replacing them with three small light industrial units that will offer flexible accommodation for commercial and light industrial tenants. In addition, the waste management operations are all undertaken outside in the open. The intention is to construct a small Waste Transfer Shed to enable the bulking of waste and some element of sorting of waste to take place at the site.

1.6 The current waste site includes an old two-storey prefabricated office. The intention is to provide a replacement office elsewhere within the site to free up additional valuable operational space.

1.7 There is also an option to provide secure storage within part of the redevelopment of the site.

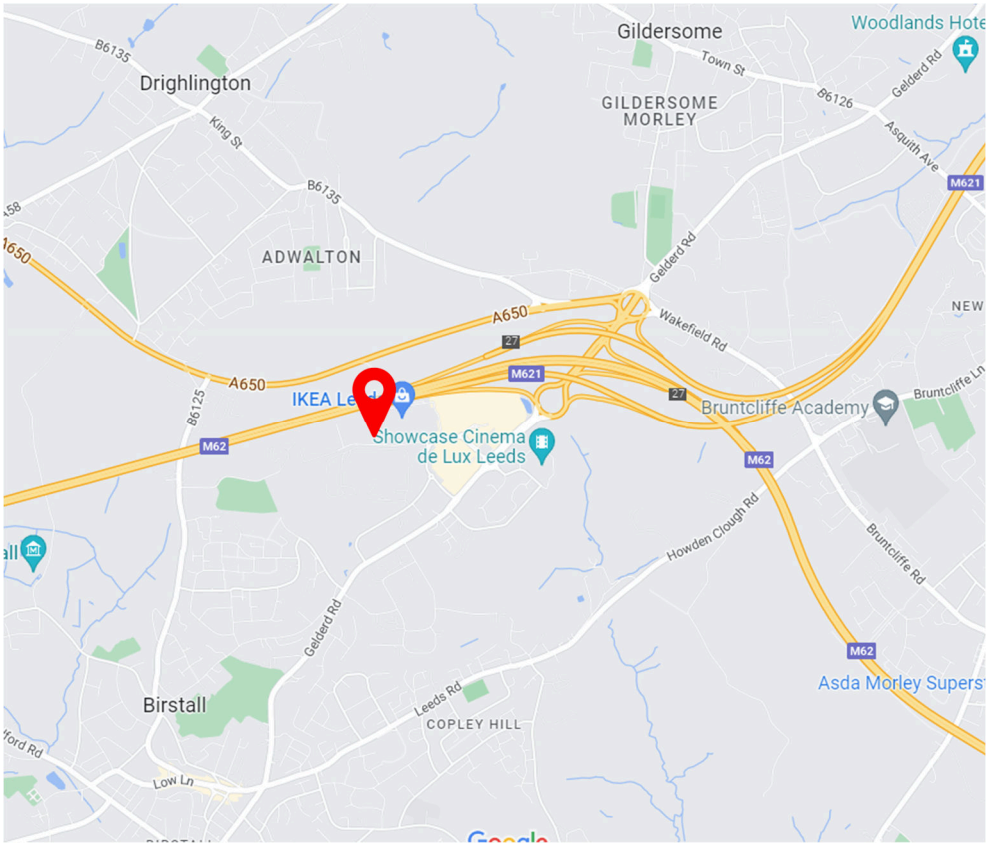
1.8 Prior to the preparation of any planning application, the Company sought pre-application advice in respect of the potential development proposals. A copy of the planning advice (ref 2024/20369) dated 17 July 2024 is provided in Appendix 1.

1.9 This Supporting Statement sets out the development proposals and evaluates the planning policies identified within the pre-application advice as to whether the development would be considered to be in accordance with the Local Plan.

2. Location

2.1 The site is located off Owler Lane, which is itself accessed via the B6125 to the west of the site. The centre of the site is located at OS grid reference SE 22776 27631. It is located approximately 1.3 km north of the centre of Birstall and less than 1km from Junction 27 of the M62, where it joins the M621.

2.2 Owler Lane is a narrow unclassified road that originally led to Gelderd Road to the east, but which is now stopped up just past the access point to Foxhall Environmental's site.



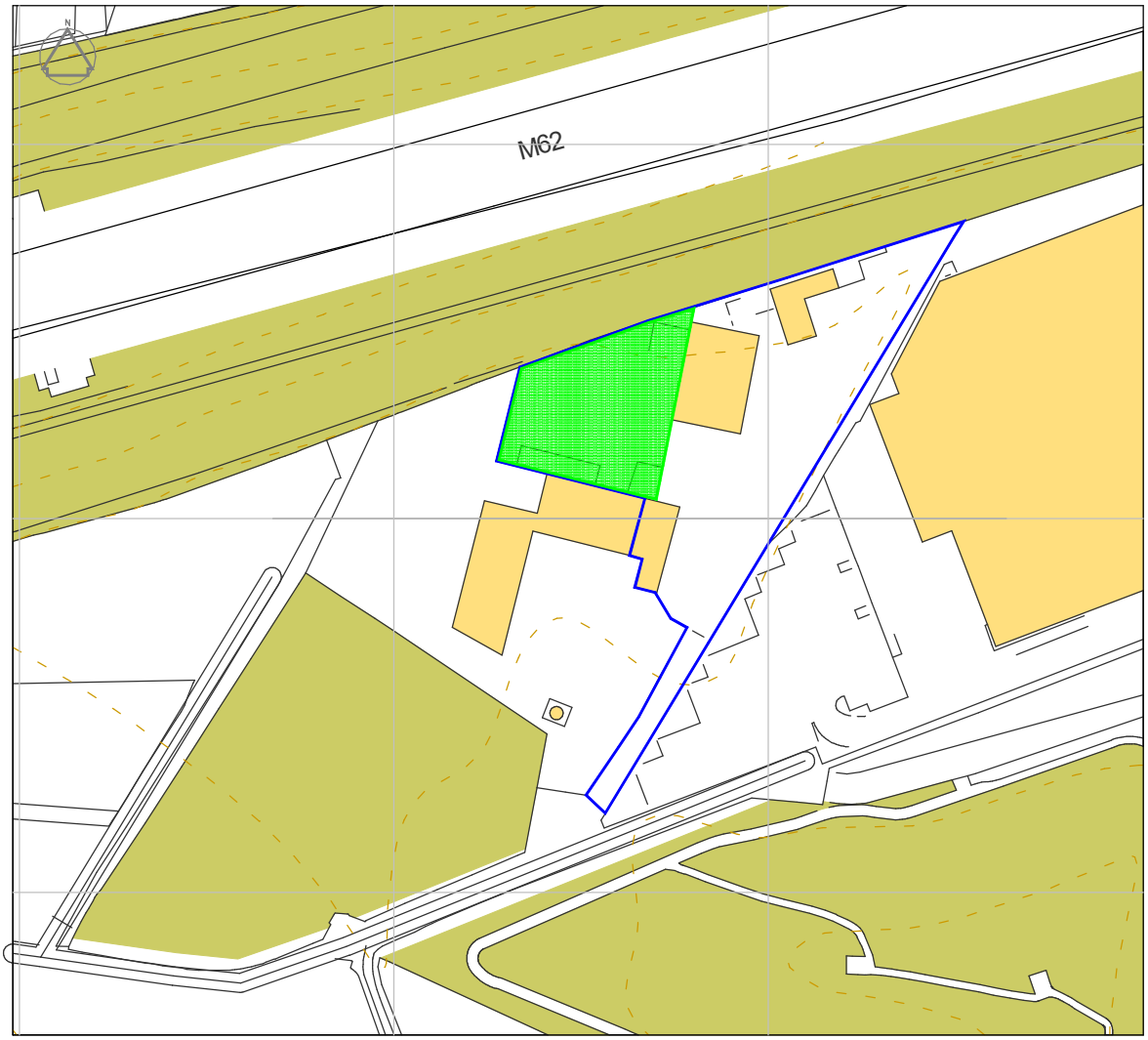
2.3 The site is located within an industrialised area. To the west and south is a complex of small industrial units. To the east lie a number of large industrial units and factories which lie on the outskirts of the Junction 27 retail park.

3. Site Description

3.1 The whole site is broadly triangular in shape and has two distinct areas. The western half of the site comprises the existing waste management operations and the eastern half is generally used for light industrial purposes as well as waste container storage. The aerial photograph below shows the current layout for the site. The ownership boundary is shown edged blue.

3.2 The waste operations include a concrete hardstanding, pre-fabricated offices and a container storage area. There is a workshop that lies at the entrance to the site. The eastern half of the site is unsurfaced and comprises a redundant agricultural barn and lean-to and a small industrial unit where shot-blasting of metalwork takes place.

3.3 The extent of the waste operations on the site is shown on the drawing below, shaded green.



3.4 The condition of the buildings currently in use can be identified in the aerial photograph below.

3.5 There are four buildings on site comprising:

- Barn and lean-to
- Small agricultural outbuilding converted to an industrial unit
- Industrial shed
- Pre-fabricated offices

3.6 Along the northern boundary is a mature tree screen, beyond which the ground drops away by approximately 12m to the M62. The eastern boundary is also screened by a mature hedgerow and the southern boundary is screened by the adjacent industrial building of Wood Logistics and Lifting Ltd.

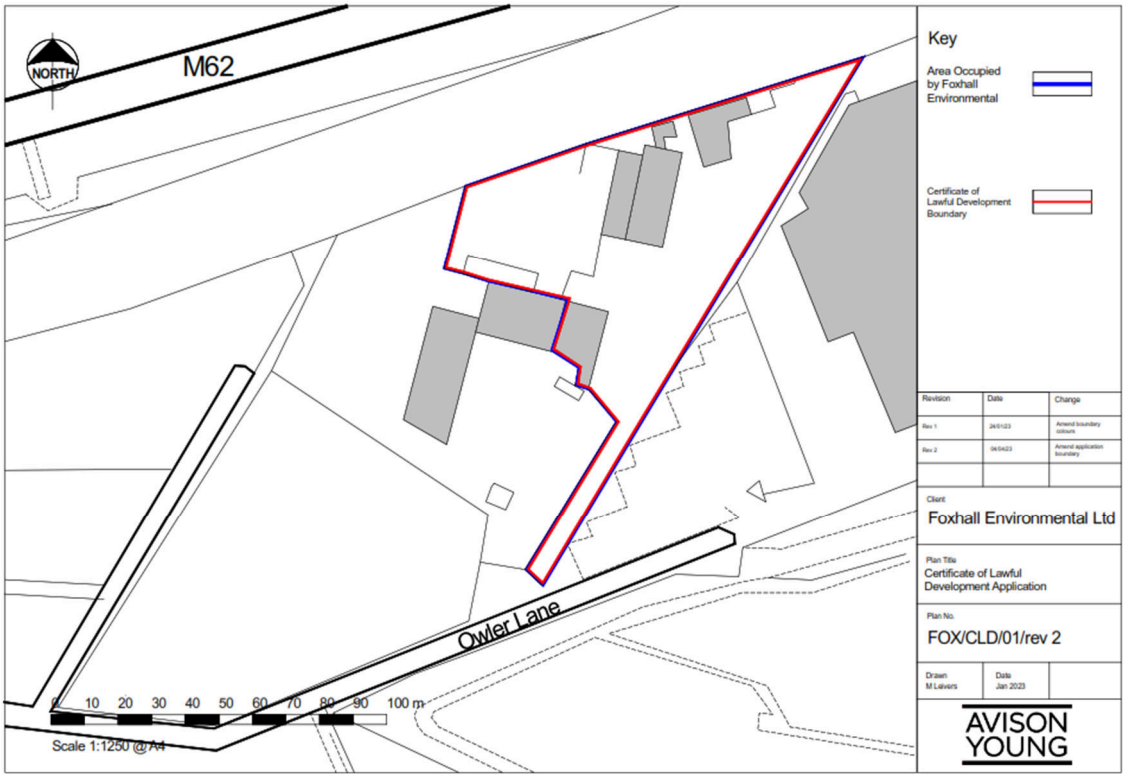
3.7 The nearest sensitive receptors are several isolated residential properties located along Owler Lane, the closest being located approximately 275m from the site boundary.

4. Planning History

4.1 There are a number of planning permissions relating to the site (or in part).

Reference	Description
2008/62/92558/E0	Change of use of yard to storage of skips and waste transfer
2012/62/93443/W0	Use of land for storage of skips/waste transfer and formation of concrete pad
2014/62/94020/E0	Change of use of land to be used for the deposit, treatment and transfer of clinical and health care waste and erection of outbuilding
2023/CL/90156/E	Certificate of Lawfulness for existing use for mixed industry and waste transfer

4.2 The planning permissions relate to slightly different areas within the site. The Certificate of Lawfulness is the only extant permission and relates to the whole site, as per the drawing below:



5. Existing Building Detail

5.1 The intention is to demolish the four existing buildings, which will be replaced by three small light industrial units, a small office unit and a Waste Transfer Shed. In addition, an area for secure storage will be created.

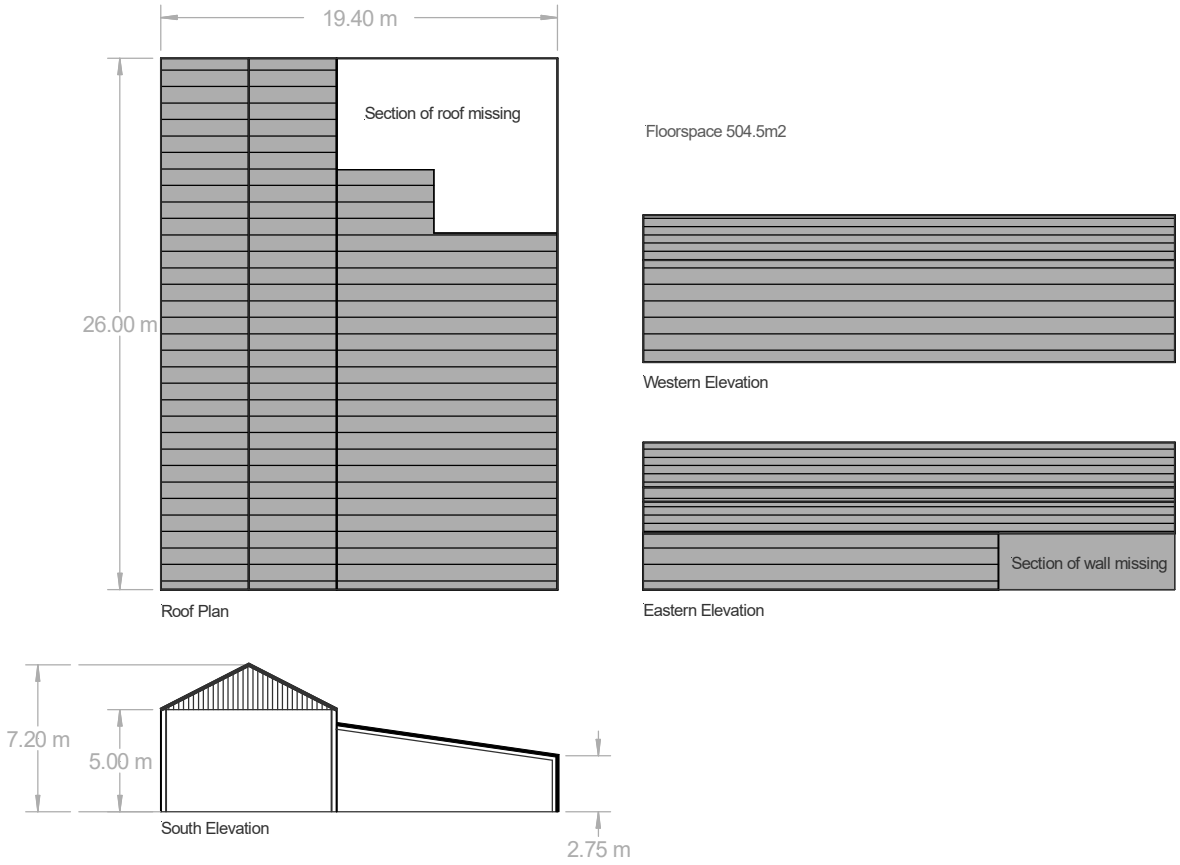
5.2 The extent and layout of the proposed development site are shown on the drawing below, edged red. The total site area including the access road extends to approximately 0.62 ha.

5.3 The existing buildings to be removed have the following dimensions:

Barn and Lean-to

5.4 The barn and lean-to are located centrally on the northern boundary of the site and comprise a wooden framed structure, clad with bonded asbestos sheeting.

5.5 The dimensions of both buildings are shown below.



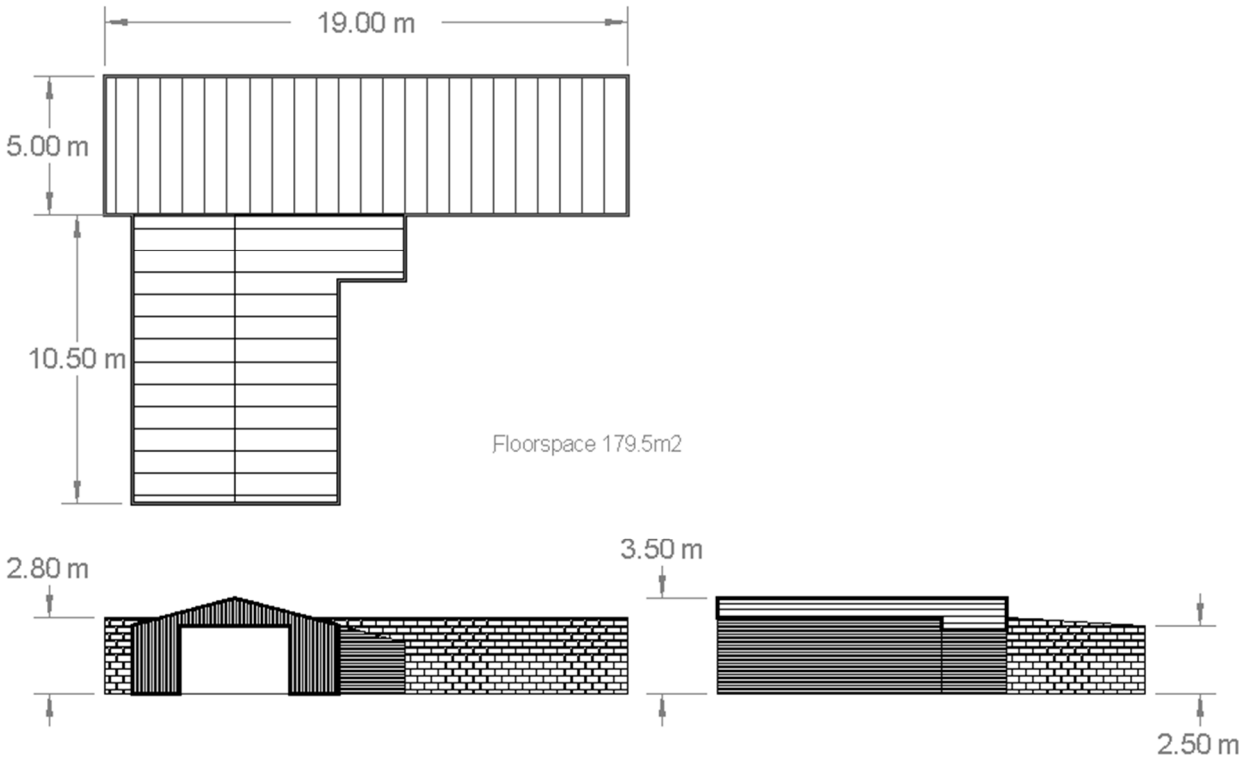
5.6 Both the barn and the lean-to are in a poor state of repair as evidenced by the aerial photograph below. Part of the lean-to is missing a section of roof and wall to its rear.

5.7 The maximum height of the barn is 7.2m and the overall footprint of the barn and lean-to covers circa 504.5 m^2.

Small Shed

5.8 The small shed is located adjacent to the barn in the northern corner of the site. It comprises two buildings joined together: a block-walled shed and a portal framed and cladded shed. Both are in a poor state of repair, as shown below.

5.9 The dimensions of the building are shown below:



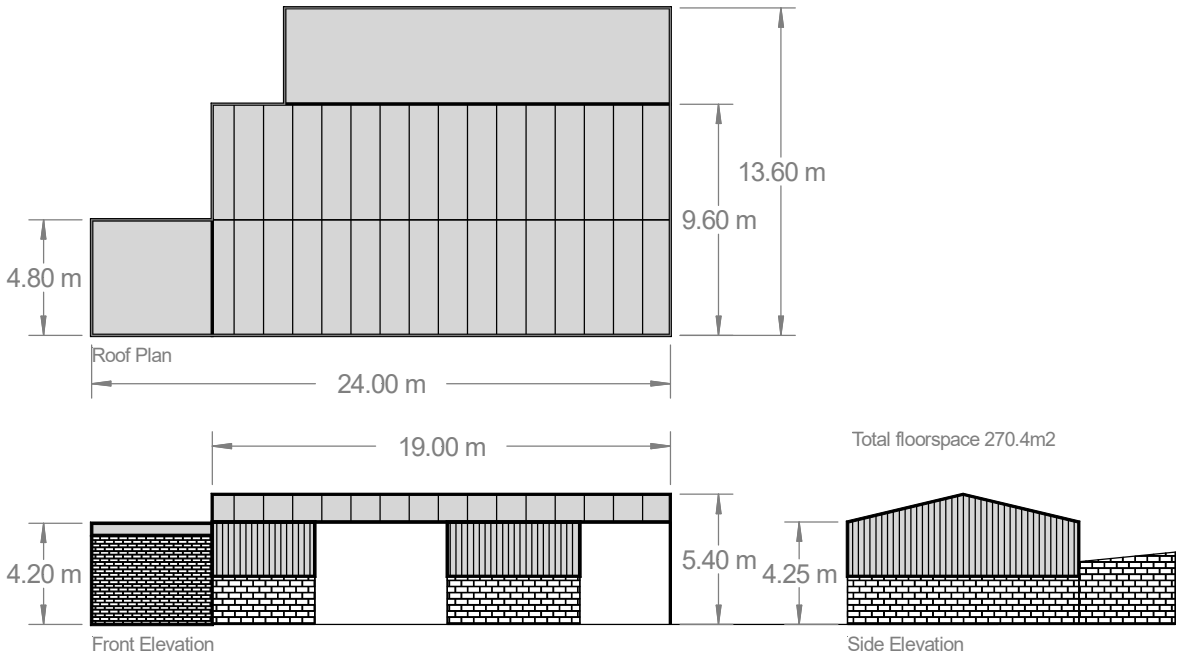
5.10 The building covers a footprint of approximately 179.5 m^2.

Large Shed

5.11 The large shed is located close to the main site entrance on the west of the internal access road. It comprises a block wall and cladded frame building, which is in a better state of repair than the other buildings within the site, however, there are several rooms within the shed which are not used due to their small size.

5.12 The state of the building can be identified from the aerial photograph below.

5.13 The dimension of the shed is confirmed below:

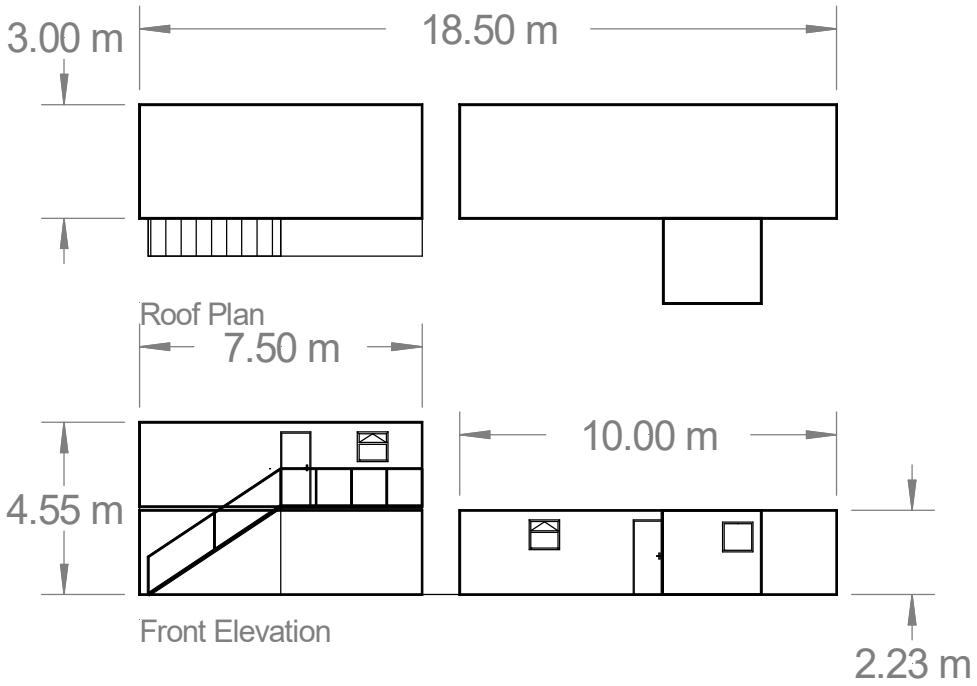


5.14 It has an eaves height of 5.4m and covers an area of approximately 270 m^2.

Offices

5.15 The existing site offices comprise three portable modular offices, created from metal ISO-containers. They are in a reasonable state of repair, however, they fall significantly below modern office standards.

5.16 The dimensions of the offices are set out below:



5.17 The total floor space of the offices is 75m^2.

6. Proposed Development

6.1 The intention is to replace the existing poor-quality and dilapidated buildings within the site with modern units capable of providing valuable usable commercial workspace. In addition, the development proposes a small Waste Transfer Station to enable a wider range of wastes to be handled within the existing waste management operations, which are currently all undertaken in the open.

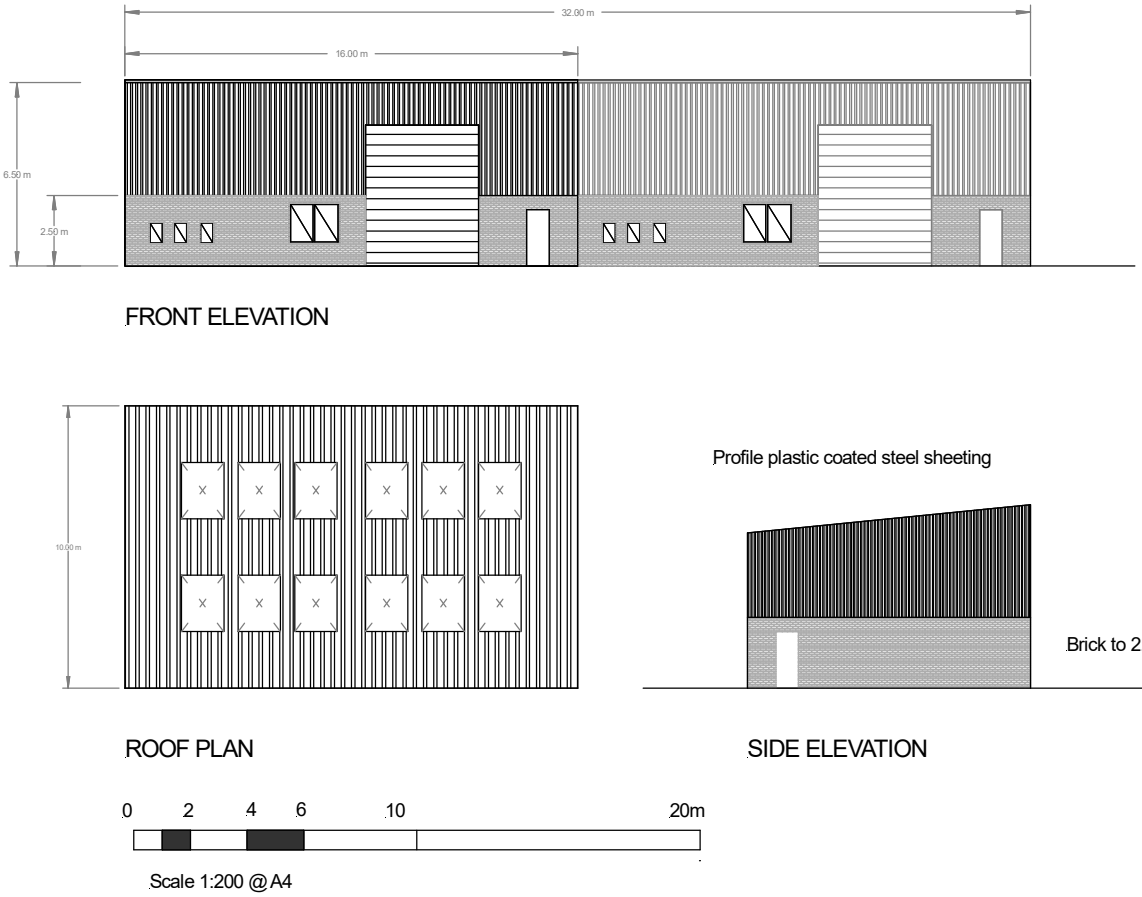
6.2 The development also provides for an area of secure storage. This will house a number of secure metal iso-containers for individuals to rent. The containers will be stacked a maximum of two high.

6.3 The proposed layout for the site is shown on the drawing below:

Light Industrial Units

6.4 There are three light industrial units proposed to replace three existing buildings, namely the barn, the small shed and the large shed.

6.5 The industrial units are proposed to be of modular design as indicated on drawing FOX/IND/PL/xxx, and shown below.



6.6 The base module unit is proposed to comprise a unit 16m x 10m building, portal frame clad with brick and profile plastic coated steel sheeting. The colour of the brick and sheeting will be approved by the LPA.

6.7 The units will be insulated to the required Building Regulation standards. Lighting will be provided through low-energy LED lights. External lighting will be provided. The design and location of the lights will be prior approved by the LPA.

6.8 Parking areas will be provided for each unit as identified on the schematic master plan. The parking areas will be hard surfaced with a sustainable permeable surfacing (such as interlocking pavers, e.g. Truckcell Porous Paver). A total of 23 parking spaces will be provided.

Two of the industrial units will have parking for 5 vehicles and one will have parking for 4 vehicles (based on standard parking bay sizing of 5m x 2.5m). The offices will have parking for 9 vehicles. Each building's parking includes one disabled access parking space (included within the figures quoted).

6.9 The secure storage area will have a hard-core surface with a palisade secure fencing around its perimeter.

6.10 The offices will be of a modular prefabricated design, and are anticipated to be two-storey. Sufficient car parking for staff associated with the office will be provided; the number of car parking spaces will be confirmed within any planning application.

7. Pre-Application Advice

7.1 In April 2024, pre-application advice was sought from Kirklees Council in respect of the proposed development. A response to the pre-application request was issued on 17 July 2024 (reference 2024/20369), provided in Appendix 1.

7.2 The response in relation to planning policy issues are dealt with in the following section. The response in respect to conformity with the development plan concludes that:

It is considered likely that a development proposal of the type/nature, the subject of this enquiry can be undertaken in a manner which, in my view, could be concluded as acceptable in principle.

7.3 In respect of detailed matters, the advice in respect of visual amenity concludes that;

The design and scale of the buildings have been assessed in terms of its Green Belt location and are likely to be considered as suitable to their surroundings. Given the context of the site in relation to neighbouring existing developments.

The incorporation of soft landscaping would be a welcome improvement to the visual impact of the site. Should the amount of such landscaping be able to be increased as part of any redevelopment of the site.

7.4 With regards to residential amenity, the advice states that:

In terms of noise, disturbance, it is considered that existing noise in the area is unlikely to impact the proposed development and that the proposed development is unlikely to impact nearby noise sensitive receptors. The proposed development will not create insignificant odours and there are no significant odours in the vicinity that will affect the development.

There is potential for loss of amenity to the occupiers of nearby properties from noise and vibration from the demolition and construction phases of the development. It is therefore likely, restricting the times when noisy, demolition/construction activities (including deliveries) takes place (to 07.30 to 18.30 hours Mondays to Fridays, 08.00 to 13.00 Saturdays, with no noisy activities on Sundays or public holidays) be considered.

7.5 It is confirmed that the proposed hours of operation restrictions on demolition and construction activities are acceptable.

7.6 In respect of highway safety, the pre-application advice states that any application should be accompanied by details of how the business will operate and provide details number of HGVs and parking arrangements. Details of traffic movements are provided in the traffic section below.

7.7 The advice states that vehicle spaces should be indicated on plans which would require 4.8m x 2.4 m spaces. The proposed site layout includes car parking provisions which are based on 5 m x 2.5 m spaces to accommodate the increased average car size.

7.8 The advice requires vehicles swept path be provided to demonstrate that the largest vehicles anticipated to access the site regularly can enter and exit from Owler Lane in turn safely within the site. Vehicles swept path should also be provided to demonstrate these vehicles can manoeuvre round the site when cars are parked in designated bays.

7.9 It is confirmed that the application drawings include vehicle swept paths for HGVs. The swept paths confirm that these vehicle movements can be safely accommodated within the revised site layout.

7.10 Regarding traffic movements, the advice states that the number of trips associated with any increase in traffic movements associated with the redevelopment of the site and the erection of an office should be clearly identified within a transport statement, which also includes justification for the number of designated parking bays, the private vehicles. The advice states that as a guide. One space per 20 m² of office space should be designated.

7.11 The proposed office building will have approximately 150 m² of internal floor space, which based on the recommendations set out within the pre-application advice indicates that a minimum of eight car parking spaces should be provided.

7.12 It is confirmed that eight parking spaces plus one disabled parking space have been provided within the site layout plan.

8. Planning Policies

8.1 England has a Plan-led planning system, which means that all planning decisions should be made with reference to extant national, regional, and local planning policies. Section 38(6) Planning and Compulsory Purchase Act 2004 states that determination must be made in accordance with the Development Plan unless material considerations indicate otherwise.

8.2 The National Planning Policy Framework (NPPF) came into force in March 2012. This introduced the principle of a presumption in favour of sustainable development as "a golden thread running through the planning system". Where a proposal is considered to be sustainable and in accordance with the Development Plan, the NPPF directs planning authorities to grant planning permission unless material considerations indicate otherwise.

8.3 The relevant planning policies are considered to be;

1) NPPF (updated July 2021)

2) National Planning Practice Guidance (2014)

3) Development Plan

National Planning Policy Framework (NPPF)

8.4 The revised National Planning Policy Framework was updated in December 2023 and sets out the government's planning policies for England and how these are expected to be applied.

8.5 In relation to resources and sustainable development use, paragraph 152 states;

The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

8.6 On previously developed land, the NPPF states in paragraph 119;

Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land.

8.7 Paragraph 120 goes on to state that planning decisions should;

c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

Development Plan

8.8 Section 38 of Planning and Compulsory Purchase Act 2004 requires that all decisions on planning applications should be made in accordance with the development plan unless material considerations indicate otherwise.

8.9 The Birstall site lies within the administrative boundary of Kirklees Council. The relevant Development Plan Documents comprise;

8.10 The Kirklees Local Plan and Holme Valley Neighbourhood Development Plan.

Planning Designations

Green Belt

8.11 The site is located on the periphery of land allocated as Green Belt. There are two policies which are considered to be applicable to the Green Belt designation, namely policies LP57 and LP59. In particular, policy LP59 is concerned with the redevelopment of brownfield sites within Green Belt. The policy states:

Proposals for infilling within existing brownfield sites or for their partial or complete redevelopment will normally be acceptable, provided that:

a. in the case of infilling, the gap is small and is located between existing built form on a brownfield site;

b. in the case of partial or complete redevelopment the extent of the existing footprint is not exceeded; and

c. redevelopment does not result in the loss of land that is of high environmental value which cannot be mitigated or compensated for.

8.12 It is considered that the redevelopment of the site can be considered infilling with industrial units on a small area between existing buildings, therefore compliant with part a of the policy. In addition, the redevelopment will not result in any the loss of any land with a high environmental value.

8.13 In the Council's pre-application advice response dated 17 July 2024, on the issue of Green Belt, it states:

Green Belt

NPPF paragraph 154 (Dec 2023) states that Local Planning Authorities (LPAs) should regard the construction of new buildings as inappropriate in the Green Belt, except for a limited number of specific exceptions, which include the following:

d) The replacement of a building provided the new building is in the same use and not materially larger than the one it replaces.

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- *Not have a greater impact on the openness of the Green Belt than the existing development;*

  Or

- *Not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*

Regarding point d), in this instance it is considered that although it could be accepted that the new buildings are in the same use, the indicative elevations and roof plan show a purpose built light industrial building of greater proportions than the existing buildings. Furthermore, there are no elevation drawings of the proposed office (although it is mentioned in the accompanying statement that it would be 2-storeys high), and the indicative masterplan shows it located adjacent to the eastern boundary where there are no existing buildings. As such the proposal is unlikely, in my view, to benefit from being exempt under point d) of paragraph 154 of the NPPF.

In terms of point g), it is considered that given the presence of four old industrial buildings (some formerly agricultural), together with recent lawful development certificate (ref:2023/90156), and that the site would not meet any of the criteria for exclusion from being previously developed detailed in the glossary of the NPPF, the site could be regarded as previously developed land.

The proposal would see removal of the existing four old, single storey, buildings to be replaced by three, purpose-built, modular light industrial units and an anticipated two storey office block all with parking. There would also be a large, secure outdoor storage area in the northeastern corner of the site.

Associated land to the west, although in the same ownership (and included in the recent lawful development certificate), is outside this pre-app boundary and as such it is considered that the proposal could be regarded as partial or complete redevelopment of previously developed land.

Furthermore, given the presence of a large warehouse/manufacturing building which is part of Oakwell Industrial Park to the east, and smaller light industrial / workshop buildings associated with a breakers yard to the south, together with steep cutting for M62 corridor to the north, it is considered that the proposed development could also be regarded as limited infilling of previously developed land.

Point g) goes on to require an assessment of whether or not it would have a greater impact on the openness of the green belt than the existing development, and if so, the Local Planning Authority should regard the proposed development as not being exempt from being inappropriate development in the Green Belt.

In this instance, one of the proposed modular industrial buildings would be on the footprint of an existing building (the southernmost), the other two new units would be semi-detached and positioned against the northern boundary in between existing buildings but overlapping their footprints to a considerable degree. The position of the proposed office block would be adjacent to the eastern boundary where containers are currently stored.

The indicative elevations illustrate modular units with mono-pitched roofs, overall height of 6.5m and lowest eaves level of 5.5m. Buildings of these proportions would be noticeably larger in scale than the existing single storey buildings. However, the indicative masterplan would retain a significant area of open space in the centre of the site and some open-air storage in the northeastern corner. Also compared to the much larger factory building to the

east and smaller units to the south, it is considered that the scale of the proposed buildings would be moderate and have a similar impact upon the openness and character of this part of the Green Belt. As such it is considered that it could be regarded as meeting this exemption and so may not be inappropriate development in the Green Belt.

The walls of the proposed modular units would be brickwork to 2.5m high with profile plastic coated steel sheeting above and on the roof where there would also be a dozen roof lights. One full height roller shutter door, together with several smaller windows and a door would be on the front elevation. Provided the colour of brickwork is brown or red and the plastic coated steel sheeting is coloured grey, green or dark brown it is considered that the design of the proposed units would be acceptable for their use and Green Belt location.

8.14 The Local Planning Authority is therefore content that the proposed development does not conflict with Green Belt policies within the NPPF. This is based on an understanding that the proposed replacement buildings are not substantially larger than the existing buildings. The table below confirms the total area for the existing site and proposed development.

Table 1

Existing Buildings	Area (m^2)
Barn	504.50
Small shed	179.50
Large shed	270.40
Offices	75.00
Total	**1029.40**
Proposed Buildings	Area (m^2)
Unit 1	124.00
Unit 2+3	248.00
Waste Transfer Station	390.00
Office (First Floor)	86.00
Welfare (Ground Floor)	86.00
Total	**934.00**

8.15 This confirms that the proposed development would have a smaller floorspace than the existing buildings.

8.16 In respect of Local Plan Green Belt policies, the Council advised:

In terms of the Local Plan Green Belt policies, LP57 (extensions, alterations or replacement buildings in the Green Belt) and LP59 (Brownfield sites in the Green Belt) are most relevant. LP57 amongst other things, repeats paragraph 154 exemption d) and so has been addressed above. LP59 expands on paragraph 154, exemption g) of the NPPF saying the following:

Proposals for infilling within existing brownfield sites or for their partial or complete redevelopment will normally be acceptable, provided that:

a. in the case of infilling, the gap is small and is located between existing built form on a brownfield site;

b. in the case of partial or complete redevelopment the extent of the existing footprint is not exceeded; and

c. redevelopment does not result in the loss of land that is of high environmental value which cannot be mitigated or compensated for.

In all cases regard should be had to relevant design polices to ensure that the resultant development does not materially detract from its Green Belt setting.

In this instance there is existing built form on neighbouring brownfield sites to the east and south, and the gap between them (where the proposed development would be) is relatively small, as such it is considered that the proposal is compliant with point a).

In terms of b) it appears that one of the proposed buildings would be on the footprint of an existing building, the other two would be in between but partially overlapping three of the other existing buildings which have sprawling footprints adjacent to the western and northern boundaries. This would leave some of the existing footprint unbuilt on.

The policy justification for LP59 says that it 'may be possible to redistribute built form on the site provided that the resulting impact is no more than that of the existing development.' It is considered that the excess footprint of existing buildings could form the footprint of the proposed office building and if the scale of that new building was as modest as possible, it is unlikely that the resultant development would materially detract from its Green Belt setting, and there would be a similar impact upon the openness and character of this part of the Green Belt.

The site is not of high environmental value and there are no biodiversity constraints, and so point c) would not be an issue in my view.

8.17 The development proposals, therefore, are considered by the LPA to be in compliance with local development plan policies on Green Belt.

The Kirklees Local Plan – Adopted February 2019

8.18 The policies considered appropriate to be considered in respect of the proposed development according to the LPA in their pre-application advice are:

LP 1 – Presumption in favour of sustainable development

8.19 The policy states, the Council will take a positive approach in favour of sustainable development and will work proactively with applicants to ensure that proposals can be approved wherever possible to secure development that improves the economic, social and environmental conditions in the area.

8.20 The development proposals offer significant improvements to the current waste management activities carried out on site and will improve the economic activities at the site by offering modern light industrial units. The application includes a Sustainable Drainage System (SuDS).

LP 2 – Place shaping

8.21 The policy requires all development proposals to protect and enhance the qualities that contribute to the character of the place in which it is located. The current site has developed over time in a piecemeal fashion, utilising agricultural buildings without any appreciation for design. The buildings have been constructed from poor quality materials and allowed to fall into a state of disrepair. There is no formal drainage across the site. The proposals will significantly improve the appearance of the site, raising the quality of the character of the area in accordance with the policy.

LP 3 – Location of New Development

8.22 This policy, when considering the development proposals, is concerned with ensuring development reflects the opportunities and challenges from growth, and the need to provide for employment. The policy confirms that development will be permitted which supports the delivery of employment growth, provided this is undertaken in a sustainable way and the development accords with the local plan and national policy, opportunities for development on brownfield sites are given priority and ensuring the proposals have appropriate links to infrastructure networks.

8.23 The development site is a brownfield site located close to the M62 with good access to the A650 that in turn provides access to the motorway system. The development therefore supports policy LP3.

LP 7 – Efficient and Effective Use of Land and Buildings

8.24 Policy LP 7 requires the efficient and effective use of land and buildings by encouraging previously developed land in suitable locations that are not of high environmental value and give priority to disused, degraded, derelict and contaminated land. The existing site is considered to be the and in part, derelict and is in a suitable location for redevelopment in accordance with the policy.

LP 13 - Town Centre Uses

8.25 In the Council's pre-application response in relation to policy LP 13, it states:

The pre-application inquiry proposes an office to accommodate staff at the waste site and will be linked to the functioning of the waste management facility.

Offices are defined in the NPPF as main town centre uses and are therefore subject to Policy LP13 in the Kirklees Local Plan. Part B of Policy LP13 states that proposals which come forward for main town centre uses which are located outside of the defined centre boundaries will require the submission of a Sequential Test. For offices, this shall be the extent of the centre boundary. Main town centre uses shall first be located in the defined centres, then edge of centre locations and only if there are no suitable sites shall out of centre locations be considered. For offices and small-scale proposals in nonurban areas, the sequential approach will not be required for proposals of 150sqm and under.

This site is approximately 1.7km from the nearest designated centre at Birstall District Centre (DCB2) and is therefore considered to be in an out-of-centre location. However, as this site is located within the Green Belt, if less than 150sqm are proposed a sequential test will not be required in my view.

If the proposed office provides a floorspace greater than 150sqm, on the basis it is to accommodate staff at the waste site and will be linked to the functioning of the waste management facility, it is considered that the office could be considered as being ancillary to an existing permitted waste use it is likely a sequential test would not be required, provided the use remains ancillary to the existing use on site.

This view is provided on the basis that an application clearly sets out in the details submitted as part of any application how the use would operate, and addresses the requirements of policy LP13.

8.26 It is confirmed that the proposed offices will have a floorspace of less than 150 m², and therefore the sequential test requirements identified in policy LP 13 do not apply. Further, the requirement for an impact assessment for proposals which are not located within a defined centre, which is the case with the proposed development it lies outside of a defined town centre, and also does not apply as the office development proposals are less than 500 m² gross.

LP 20 – Sustainable Travel

8.27 Policy LP 20 requires that new development is located to ensure the need for travel is reduced and the essential travel needs can be met by sustainable transport methods. Travel plans will be required for all major planning applications, but would be considered on a case-by-case basis. Proposals for new development will be designed to encourage sustainable modes of travel.

8.28 The development is not considered to be a new development, but rather a redevelopment of an existing site. The location provides limited opportunities for sustainable transport, however, a cycle shed will be provided to encourage cycling to work and car sharing will be encouraged by staff under the control of the applicant to reduce car travel.

LP 21– Highway safety

8.29 Policy LP 21 require developers to demonstrate the site can accommodate sustainable modes of transport and ensure the safe and efficient flow of traffic within the development and on the surrounding highway network. Where the development would generate significant trip generation, a Transport Assessment or Transport Statement would be required. Development is required to provide safe, secure, convenient cycle parking and storage to encourage sustainable travel.

8.30 The redevelopment of the site is anticipated to generate only a small number of additional movements to and from site. The site already has the benefit of planning for waste management and mixed general industrial use. The development will include cycle parking and storage in accordance with the requirements of the policy. Swept path analysis has been

undertaken to ensure the redeveloped site can accommodate all vehicle movements, including HGVs safely.

LP 22 – Parking

8.31 This policy is concerned with parking provisions for new development. The relevant sections considered appropriate in respect of the proposed development are:

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.

8.32 The closest bus stop is located on Dark Lane approximately 700 m to the south of the site (or 11 minutes walk). This is considered close enough to be able to allow staff and visitors to access the site by public transport. Generally, however, given the nature of the proposed development, which is in line with existing operations at the site, the majority of visits to the site will be made by car or commercial vehicles.

8.33 The development includes the provision of 23 car parking spaces of which 4 are disabled parking bays. Two industrial units will have 5 spaces each and one will have four. This will accommodate an anticipated 2-3 staff per unit plus visitors/deliveries.

8.34 The office accommodation is to replace the existing offices serving the waste management operations. The existing offices do not have any formal car parking spaces; staff and visitors

are expected to park where space permits within the estate. Generally, there are approximately six staff vehicles parked each day.

8.35 The proposed development indicates nine parking bays, which will be sufficient to accommodate the existing number of cars for staff together with three spaces for visitors.

8.36 Cyclists will be accommodated at the site through the provision of secured covered cycle storage, which currently is not available on site.

8.37 It is considered that the level of parking proposed within the site is commensurate with the location, size of the site and nature of the operations taking place within it.

LP 24 – Design

8.38 Policy LP24 sets out that proposals should promote good design by ensuring 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.

8.39 As part of the pre-application process, the Designing out Crime officer has been consulted and their advice included the following measures.

In terms of safety and security, the following British Security Standards should be adhered to:

- *Windows and glazing should be provided and conform to the minimum LPS 1175: Issue 8.1:2020 Security Rating B10 or above*
- *Doors and locking systems should meet LPS 1175: Issue 8.1:2020 Security Rating B10 or above and any Euro profile lock to be to a minimum of TS007 3* security standard, especially for ground floor rear external doors.*
- *CCTV and Alarm – Details of security measures for the site should be included within the Design and Access Statement under the heading "Security Measures" and give details of the CCTV and Alarm systems.*
- *Grilles and shutters can provide additional protection to both internal and external doors and windows. The minimum standard for such products, when required, is certificated to*
    - *LPS 1175: Issue 8:2019 Security Rating B10 or above*
    - *STS 202: Issue 3, Burglary Rating 1*

8.40 It is confirmed that all windows and doors will incorporate locking systems to meet the minimum standards set in *LPS 1175: Issue 8.1:2020 Security Rating B 10 or above.*

8.41 A CCTV security system will be installed that will provide coverage of all vehicles entering the site. Given there is only one single lane entry and egress points into the site, it will be easy to monitor all traffic flows for security purposes. The coverage of the CCTV cameras is set out within the Design and Access Statement.

8.42 The CCTV will have night vision and motion detection to ensure any movements within the site are captured during nighttime.

8.43 The site development will include metal lockable gates at the site entrance that will be closed and locked out of hours.

8.44 All buildings will have an alarm system integrated into the CCTV system. The alarm system will be triggered by sensors on each window and door entrance. The alarm system will be designed to achieve Grade 3 – medium to high risk, which will include anti-masking equipment to PIR movement sensors and anti-smash/metal alarm panelling to ensure they are intruder-proof. In addition, Grade 3 allowance will include an external live bell, however, it is proposed that the alarm will be monitored externally off site.

LP 28 – Drainage

8.45 This policy presumes that Sustainable Drainage Systems (SuDS) will be used in achieving *30% reduction in surface water run-off where previous positive surface water connections from the site can be proven. New connections will be subject to at least greenfield restrictions.*

8.46 Whilst the site is a brownfield development, there are currently connections to surface water drainage from the site, therefore greenfield restrictions will apply. A SuDS scheme has been designed to ensure this level of control is achieved at the site.

8.47 To assist in drainage, permeable surfacing is proposed across the majority of the site. Only the waste management area is currently hard-surfaced with concrete. This will be maintained as it will be a requirement under environmental permitting to have a fully impermeable surface for all waste management operations.

8.48 The access road, central site area and secure storage area will have an impermeable surface comprising Type I MOT surfacing.

8.49 The apron areas to the commercial units will be constructed of permeable block paving.

8.50 There is a combined surface and foul sewer at the site entrance into which the SuDS will connect.

8.51 Despite the lack of surface water drainage, there have been no historic issues with surface water run-off from the site. It is expected that this position will not change as a consequence of the proposals.

LP 30 – Biodiversity and geodiversity

8.52 This policy states that the council will seek to protect and enhance biodiversity and geo-diversity within the Kirklees administrative area. There is no existing biodiversity habitat within the site, it is currently all hard standing. There is a belt of trees along the northern boundary that lies outside of the application boundary and which would not be affected by the development. There is a single tree that is located within the development area that would need to be removed. The tree covers a total area (the canopy coverage) of approximately 20m^2. In addition, there is an existing hedgerow that runs along the eastern margin of the site. This also lies outside of the application boundary and would be unaffected by the development. Accordingly, it is considered that the development would satisfy a de minimis exemption.

LP 33 – Trees

8.53 There are no trees affected by the development (other than the single tree referred to in the paragraph above) that will be affected by the development. Policy LP 33 states that the Council will not grant planning permission for any development which directly or indirectly trees and woodlands of significant amenity.

8.54 In addition, the policy states that where tree losses deemed acceptable, developers will be required to submit a detailed mitigation scheme.

8.55 A landscape scheme has been submitted to accompany the developer proposals which identifies the extent of additional planting proposed within the site. This planting provides softening to the hard landscaping as well as providing additional habitat that will offset the loss of a single tree.

LP 45 – Safeguarded Waste

8.56 Policy LP 45 is concerned with the safeguarding of existing waste management facilities and requires that for development proposals within the vicinity of an existing waste management

facility, it would need to be demonstrated that the development does not prevent, hinder or unreasonably restrict the operation of the waste development.

8.57 The redevelopment of the site includes the retention of the existing waste management operations, which would be improved with the addition of the proposed Waste Transfer Station. In this regard, the existing site is considered unaffected. In the pre-application response, the Council has stated:

Environment Agency records show that WS35 is currently occupied by Foxhall Environmental Services who are permitted to operate the site for the transfer of hazardous waste. Whilst the proposal would not result in the loss of the facility, it is in the vicinity of a safeguarded waste site, therefore the second part of Policy LP45 is applicable to this proposal. There is also an extant planning permission (2021/94120) to change a nearby logistics site to a breakers' yard where waste will be managed.

Regarding the proposed office unit, paragraph 8.6 of the Supporting Statement sets out it would be used to accommodate the staff working at the waste management site. It is therefore considered that the proposed office would be part of the current waste operation and therefore, in my view the proposed office element of the scheme is not likely to be concluded as preventing, hindering or unreasonably restricting on the operation of the existing and proposed waste management facilities and as such would likely comply with LP45.

However, information on whether or not the proposed light industrial units will prevent, hinder or unreasonably restrict the operation of the existing and proposed waste management facilities is not detailed as part of this enquiry. Should an application seeking planning permission for this element of the proposal be forthcoming, the application would need to provide further information to demonstrate how this element of the scheme it complies with the second part of Policy LP45.

8.58 The light industrial units have been sized and located within areas of the development site, such that they would not restrict the movement of vehicles associated with the waste management facility.

8.59 The provision of block work aprons to each light industrial unit identifies the extent of ancillary land associated with each unit. Each occupier would be required to maintain all their operations within the ancillary land area to ensure safe and effective movements within the site (associated with both the waste facility and other industrial units and the offices).

8.60 There are already third-party operations taking place within the existing buildings within the development site that do not impact the waste management facility. The size and scale of the industrial units, being small, would ensure they would not give rise to significant levels of traffic within the site.

8.61 On this basis, it is considered that the scale of the development is commensurate with the size of the site and would not impact the waste operations.

LP 51 – Protection and Improvement of Local Air Quality

8.62 Policy LP 51 requires development to demonstrate that it will not result directly or indirectly in an increase in air pollution, which would have an unacceptable impact on the natural and built environment. Where 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, the development must incorporate sustainable mitigation measures that protect new receptors from unacceptable levels of air pollution.

8.63 It is confirmed that the development site does not lie within an Air Quality Management Area. The site does however lie adjacent to the M62 and therefore the air quality is anticipated to be poor as a consequence.

8.64 The proposed development does not introduce any plant, machinery or operations that are anticipated to have an unacceptable impact on air quality. The waste management operations are limited to bulking up and simple pre-sorting of waste. All HGVs, skip wagons and commercial light goods vans associated with the transport of waste will be Euro 6 emissions compliant.

8.65 Any industrial operations within the units will be expected to comply with all air quality regulations.

8.66 As a consequence, the proposed development would not be contrary to policy LP 51.

LP 52 – Protection and Improvement of Environmental Quality

8.67 The policy states:

Proposals which have the potential to increase pollution from noise, vibration, light, dust, odour, shadow flicker, chemicals and other forms of pollution or to increase pollution to soil or where environmentally sensitive development would be subject to significant levels of pollution, must be accompanied by evidence to show that the impacts have been evaluated

and measures have been incorporated to prevent or reduce the pollution, so as to ensure it does not reduce the quality of life and well-being of people to an unacceptable level or have unacceptable impacts on the environment.

8.68 The proposed development will result in activities at the site, which are similar in nature to those currently being undertaken. The improvements to surfacing, modern buildings with appropriate lighting provision of a Waste Transfer Station which will enable waste handling to take place within a building will ensure that there is better control of noise, dust, odour and light from the site. There should be no form of pollution from chemicals or pollution to soil arising from the development.

8.69 It is considered that the proposals are fully in accordance with policy LP 52.

LP 57 – The extension, alterations or replacement of existing buildings

8.70 Policy LP 57 deals with proposals for the replacement of buildings in the Green Belt. This has been dealt with in the Green Belt policy evaluation section above. It is confirmed, however, that the proposed buildings will have a smaller footprint than the existing buildings and have a similar massing scale.

8.71 As a consequence, the proposals will not result in a greater impact on the openness of the Green Belt. The materials proposed for the buildings are in keeping with adjacent buildings and will ensure that the development does not materially detract from its setting in the Green Belt.

LP 59 – Brownfield sites and in the Green Belt

8.72 This policy has also been dealt with in the Green Belt policy evaluation section above. The Council has confirmed they consider the proposed development satisfies a) of the policy, i.e.:

a. in the case of infilling, the gap is small and is located between existing built form on a brownfield site;

8.73 Part b) of the policy states:

b. in the case of partial or complete redevelopment the extent of the existing footprint is not exceeded;

8.74 As confirmed above, the floor space of the proposed buildings is less than the existing floor space, and therefore part b) the policy also applies.

9. Site Investigation

9.1 Prior to the submission of a planning application, Foxhall Environmental Services Ltd sought pre-application advice from the LPA. Part of the Council's response stated:

"*The proposed development site is shown as being potentially contaminated from its former use (our site reference 225/2) therefore, contaminated land issues need to be considered.*

A current Phase 1 Contaminated Land Report (Desktop study and site walkover) would need to be included with any future application for this development. If the agreed Phase 1 report has identified potential contaminated land risks, then Phase 2 Intrusive Survey Report and if necessary, a Remediation Strategy report will be required for approval before any groundworks commence…"

9.2 The report is a product of a site reconnaissance and visit and review of up-to-date environmental data. A copy of the report is provided in Appendix 2

9.3 The PRA includes details of previous land use, a site investigation survey of the extent, scale and nature of contamination and an assessment of potential risks to:

- human health
- property
- adjoining land
- groundwaters and surface waters
- ecological systems and
- archaeological sites and ancient monuments.

9.4 Potential sources of contamination from any prior activities carried out at the site were reviewed from the site walkover and environmental data available.

9.5 The preliminary risk assessment review, the potential sources, consider the risk management measures proposed and concluded that there is a **low residual risk**, with regard to impact on controlled Waters, local ecology, workers on the proposed development and end users.

10. Drainage

10.1 A Sustainable Urban Drainage scheme (SuDS) has been developed for the site by Geosmart (a copy of their Sustainable Drainage Assessment is provided in Appendix 3).

Summary of existing and proposed development

10.2 At present, there are three large industrial buildings, with a large area of hardstanding containing multiple shipping containers and vehicles. Development proposals comprise the demolition of two of the existing buildings and the construction of two new units, an office building and a material recovery facility along with associated parking. A weighbridge, storage area and secure storage are also proposed.

Summary of discharge routes

10.3 GeoSmart's SuDS Infiltration Potential (SD50) map indicates the Site has a **Moderate** to **High** potential for infiltration, primarily due to the high permeability of the underlying bedrock (Emley Rock). Due to the use of the Site as a commercial and domestic waste services facility, infiltration is not considered appropriate within the north-western section of the Site due to water quality concerns. This area will be self-contained, and no contaminated runoff will reach the rest of the Site where it may infiltrate into ground.

10.4 Ordnance Survey (OS) mapping indicates that there are no surface water features within 100 m of the Site. Therefore, discharging to a surface water feature is not feasible.

10.5 The asset location plan search included in Appendix C of the Assessment confirms the Site is located adjacent to the public sewer network and currently discharges to this. Therefore, discharging runoff to the public sewer network is feasible.

Runoff rate and attenuation requirements

Primary strategy

10.6 A partial infiltration strategy is considered most appropriate for the development and has been proposed. As part of this, the self-contained area in the north-west of the Site will discharge runoff to the public combined sewer (due to water quality concerns restricting the use of infiltration in this area). Runoff from the remainder of the Site will be discharged to ground.

10.7 A split scheme between discharge and infiltration requires 256.95 m3 of attenuation to be provided to ensure there is no flooding as a result of the development in all storm events up to and including the 1 in 100 year including a 45% allowance for climate change. As part of this, 140.13 m3 of storage is required within attenuation SuDS in the north-west corner of the Site and 116.82 m3 is required within infiltration SuDS for the remainder of the Site.

10.8 These volumes are subject to the results of infiltration testing and discharge rates being restricted to 1.30 l/s (a 30% reduction in surface water run-off from the existing 1 in 1 year runoff rate, as stated in Policy LP28 of the Kirklees Local Plan Strategy and Policies). They would ensure runoff is not increased above the greenfield scenario.

Secondary strategy

10.9 Should infiltration be proven feasible at the Site, runoff from all areas of the Site is proposed to be discharged off-site, to the public combined sewer.

10.10 Discharging off-Site requires 445.51 m3 of attenuation to be provided to ensure there is no flooding within the development in all storm events up to and including the 1 in 100 year including a 45% allowance for climate change. This volume is subject to the discharge rate being restricted to 4.80 l/s (a 30% reduction in surface water run-off from the existing 1 in 1 year runoff rate, as stated in Policy LP28 of the Kirklees Local Plan Strategy and Policies).

Proposed SuDS strategy

Primary strategy

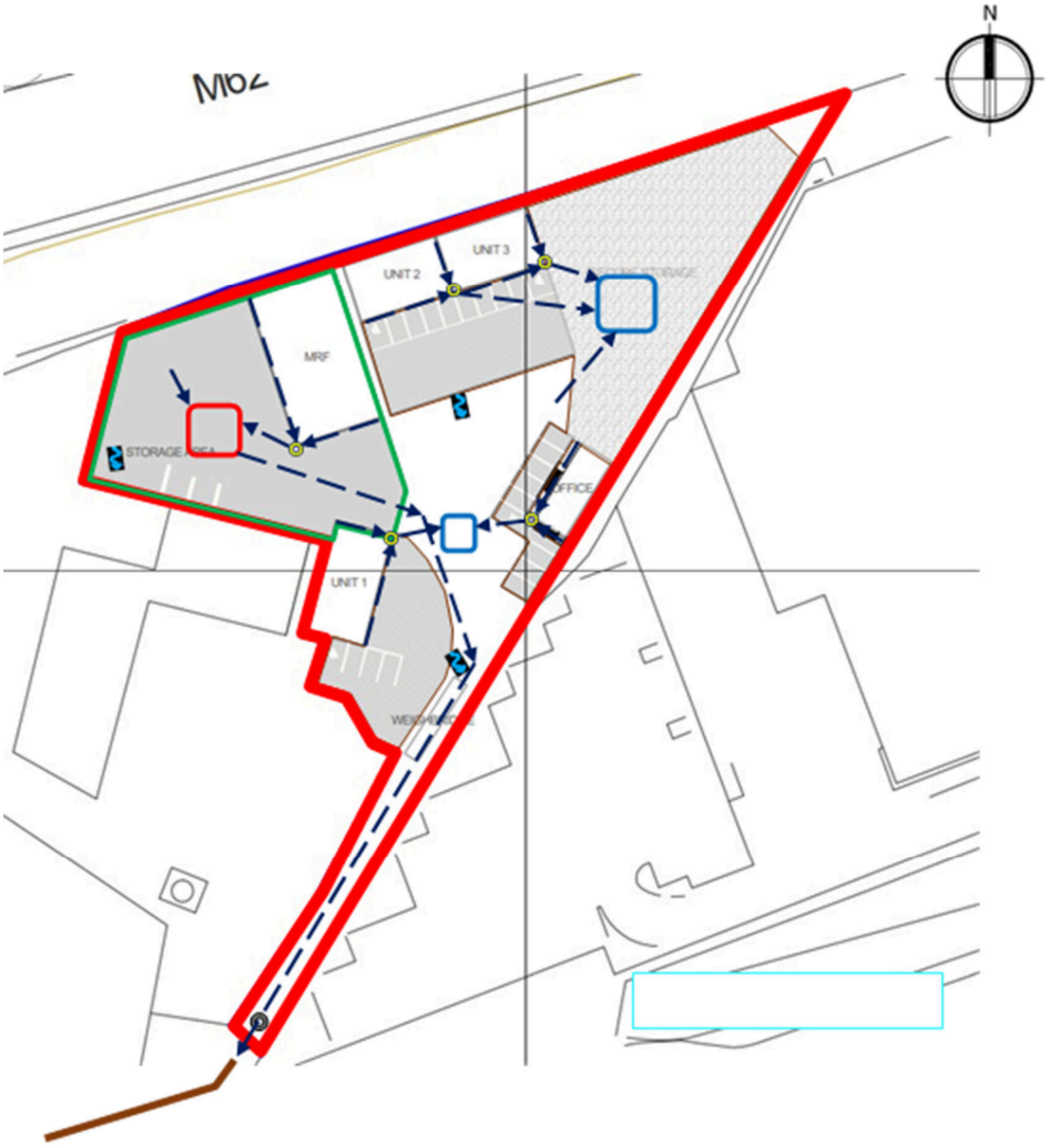
10.11 SuDS features comprised of rainwater harvesting tanks, permeable paving, two soakaways and an attenuation tank are proposed to attenuate a minimum of 265.62 m3 of surface water runoff. The SuDS features would provide some water quality benefits (interception and filtration) prior to infiltrating to ground. Focused infiltration features should be sited at least 5m from building foundations and 2-3m from adjacent highways.

10.12 The proposed SuDS strategy would ensure surface water runoff is stored on site in SuDS features for the 1 in 100 year event including a 45% allowance for climate change and will not cause flooding to the proposed development in accordance with DEFRA's non-statutory technical standards (DEFRA, 2015). Secondary strategy SuDS features, comprised of an attenuation tank are proposed to attenuate a minimum of 450 m3 of surface water runoff.

10.13 The proposed SuDS strategy would ensure surface water runoff is stored on site in SuDS features for the 1 in 100 year event including a 45% allowance for climate change and will not cause flooding to the proposed development in accordance with DEFRA's non-statutory technical standards (DEFRA, 2015).

10.14 The drainage strategy is shown on **Figure 1** below:

Figure 1: SuDS strategy



10.15 Surface water runoff in the self-contained area will be captured by the guttering and a rainwater harvesting tank which will be stored in the attenuation tank before discharging at a restricted rate to the public combined sewer.

10.16 For the rest of the Site, surface water runoff from the roofs will be discharged into rainwater harvesting tanks. Overflows from the tanks will be discharged to two soakaways for infiltration to ground.

10.17 Areas of permeable paving are proposed to drain themselves.

10.18 Exceedance flows are directed towards non-essential areas on-site.

Site Analysis

10.19 The GeoSmart SuDS Infiltration Suitability Map (SD50) screens the potential for infiltration drainage at the Site and indicates where further assessment is recommended. The map combines information on the thickness and permeability of the underlying material and the depth to the high groundwater table. It supports conceptual Site drainage design and the planning of further Site investigation.

10.20 There is a Moderate to High potential for infiltration SuDS across the Site. It is likely that the underlying geology at the Site has high permeability and an infiltration SuDS scheme should be possible at the Site.

10.21 Groundwater levels are expected to be sufficiently deep at the Site. However, a Site Investigation is recommended to confirm the infiltration capacity and the depth to

groundwater. Various options can be considered for infiltration SuDS and these include infiltration trenches, soakaways, swales and permeable pavements.

10.22 Ordnance Survey (OS) mapping indicates that there are no surface water features within 100 m of the Site. Therefore, discharging to a surface water feature is not feasible.

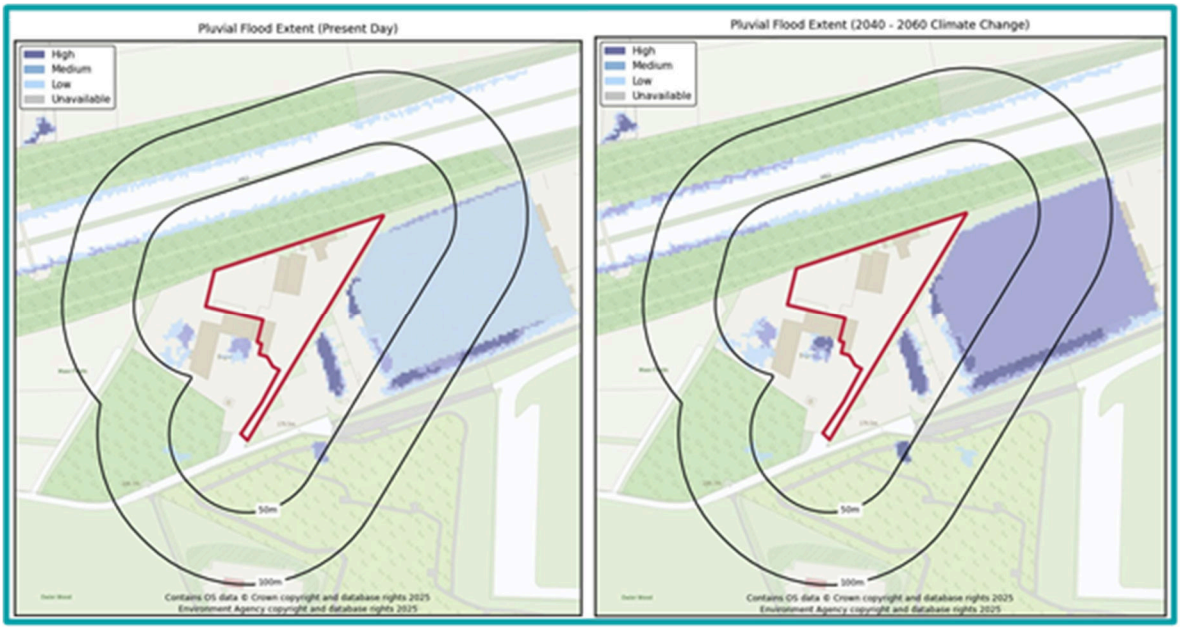
10.23 GeoSmart has undertaken an assessment of the location of sewer features within the vicinity of the Site. There is a public combined sewer, located adjacent to the south of the Site; therefore, discharge to the sewer is anticipated to be appropriate. The asset location plan (Appendix C of the report) also confirms that the current properties are connected to the public sewer.

Flood Risk

10.24 According to the EA's Risk of Flooding from Rivers and the Sea (RoFRS) map, the Site has a Very Low risk of flooding from fluvial or coastal flooding in both the present day and climate change (2035 to 2069) scenarios, with less than 0.1% annual probability of flooding. Therefore, the SuDS design is unlikely to be affected.

10.25 GeoSmart have undertaken an assessment of the risk of flooding from surface water (pluvial) sources within the vicinity of the Site using the EA's Risk of Flooding from Surface Water (RoFSW) mapping. The EA's mapping confirms the Site is considered to be at Very Low risk of surface water flooding.

Risk of Surface Water Flooding Maps (EA 2025)



10.26 The above map shows the extent and depth of flooding during the >3.3% annual probability (AEP) (1 in 30 year – High risk), 3.3 – 1% AEP (1 in 100 year – Medium risk) and 1 – 0.1% AEP (1 in 1000 year – Low risk) events. This confirms that there are no areas of the Site which would be affected by surface water flooding during both the present day and climate change (2050s) scenarios.

10.27 GeoSmart have undertaken an assessment of the risk of flooding from groundwater within the vicinity of the Site. GeoSmart's Groundwater Flood Risk Screening (GW5) map confirms the Site has a Negligible risk of groundwater flooding during a 1% annual probability (1 in 100 year) event.

Site Geology

10.28 British Geological Survey (BGS) national superficial and bedrock geology mapping confirms the geological formations underlying the Site and each formation may have a range of permeability.

Geology present on-site		Potentially permeable?
Superficial geology	No underlying superficial deposits	N/A
Bedrock geology	Emley Rock (ER) – sandstone with mudstone partings	

10.29 The BGS website was used to extract ground information from the nearest borehole record to the Site (ref: SE22NW125). This borehole is located approximately 30m to the north of the Site at an elevation of 181.6 mAOD.

10.30 The borehole record confirms the underlying geology is comprised of topsoil to a depth of 0.3 m below ground level (bgl), underlain by clay and sandstone to a depth of 2.0m bgl, underlain by sandstone to a depth of 4.3m bgl, underlain by siltstone to a depth of 5.6m bgl, underlain by a coal seam to a depth of 6.2m bgl, underlain by mudstone to a depth of 7.5m bgl, underlain by siltstone to a depth of 15.2m bgl where this borehole was terminated.

National and Local Policy Context

National Guidance

CIRIA SuDS Manual (C753) (2015)

10.31 A development should utilise sustainable drainage systems (SUDS) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the following drainage hierarchy:

1. Use infiltration techniques, such as porous surfaces in non-clay areas,
2. attenuate rainwater in ponds or open water features for gradual release,
3. attenuate rainwater by storing in tanks or sealed water features for gradual release,
4. discharge rainwater direct to a watercourse,
5. discharge rainwater to a surface water sewer / drain,
6. discharge rainwater to the combined sewer.

Defra - Sustainable Drainage Systems: Non-statutory technical standards for sustainable drainage systems (2015)

Peak Flow control

10.32 For developments which were previously developed, the peak runoff rate from the development to any drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event must be as close as reasonably practicable to the greenfield runoff rate from the development for the same rainfall event, but should never exceed the rate of discharge from the development prior to redevelopment for that event.

10.33 For greenfield developments, the peak runoff rate from the development to any highway drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event should never exceed the peak greenfield runoff rate for the same event.

Volume control

10.34 Where reasonably practicable, for developments which have been previously developed, the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in 100 year, 6 hour rainfall event must be constrained to a value as close as is

reasonably practicable to the greenfield runoff volume for the same event, but should never exceed the runoff volume from the development site prior to redevelopment for that event. The runoff volume must be discharged at a rate that does not adversely affect flood risk.

10.35 The drainage system must be designed so that, unless an area is designated to hold and/or convey water as part of the design, flooding does not occur on any part of the Site for a 1 in 30 year rainfall event.

Ministry of Housing, Communities & Local Government – National Planning Practice Guidance: Flood risk assessments: climate change allowances (2022)

10.36 The Peak rainfall intensity allowances section provides advice on the increased rainfall effects on river levels and land and urban drainage systems. As of May 2022, the applicable climate change allowance is defined by specific Management Catchment for the 1 in 30 (≥ 3.3% AEP) and 1 in 100 (< 3.3 to 1% AEP) year event.

10.37 As the Site is located within the Aire and Calder Management Catchment the following climate change allowances are applicable.

Aire and Calder Management Catchment	3.3% Annual exceedance rainfall event		1% Annual exceedance rainfall event	
	2050s	2070s	2050s	2070s
Central	20%	25%	25%	30%
Upper end	35%	40%	40%	45%

10.38 The drainage system should be designed to make sure there is no increase in the rate of runoff discharged from the Site for the upper end allowance.

10.39 Where on-site flooding for the upper end allowance presents a significant flood hazard (for example, depths and velocities of surface water runoff cause a significant danger to people), you will need to take further mitigation measures to protect people and property (for example, raising finished floor levels). As a minimum, there should be no significant flood hazard to people from on-site flooding for the central allowance.

Kirklees Local Plan Strategy and Policies (February 2019).

Policy LP28 Drainage

10.40 The presumption is that Sustainable Drainage Systems (SuDS) will be used to assist in achieving the following on each site;

a. for proposals on greenfield sites, typical greenfield run-off rates should not be exceeded;

b. for proposals on brownfield sites there should be a minimum 30% reduction in surface water run-off where previous positive surface water connections from the site can be proven. New connections will be subject to at least greenfield restrictions;

c. No negative impact on local water quality and improvements in water quality where practicable;

d. Consider whether proposed open spaces and green infrastructure within sites can contribute to the sustainable drainage of the site.

10.41 Local conditions including the existence of critical drainage areas may require a lower run-off rate to be agreed to reflect volume control, local surface water risks, water course capacity and flood risk further downstream.

10.42 There will be a general presumption against pumping surface water. It must also be demonstrated that the surface water management solution is designed to meet requirements over the lifetime of the development including evidence that management and maintenance arrangements have been secured to cover that period. This includes ensuring proposals to store water meet national standards and latest best practice.

10.43 Flow paths accommodating water from outside the site or due to an exceedance event should be designed to avoid buildings and curtilages.

10.44 Development will only be permitted if it can be demonstrated that the water supply and waste water infrastructure required is available or can be co-ordinated to meet the demand generated by the new development.

Storage Volume and Peak Flow Rates

10.45 Suggested minimum and aspirational storage requirements for an infiltration or attenuation SuDS scheme for the development footprint are set out below, with more detail provided in subsequent sections. Storage volumes may be reduced (but not below the minimum level) if the design incorporates off-Site discharge.

10.46 The primary strategy involves the majority of the Site infiltrating into ground, with a small area to the north-west (indicated in Figure 1) discharging to the nearby combined sewer system due to contamination concerns.

10.47 Should infiltration not be possible at the Site, the secondary strategy proposes all runoff to discharge to the nearby combined sewer system via an attenuation tank.

Attenuation scenario	Attenuation required (m^3)	Explanation
1 in 100 year including 45% CC	140.13	Attenuation required to ensure surface water runoff is attenuated in all storm events up to and including the 1 in 100 year event including a 45% allowance for climate change. Calculations are based on an assumed infiltration rate of 1x 10-5 m/s (the worst-case infiltration rate for 'slightly silty, slightly clayey sand' soil types, taken from Table 25.1 of the CIRIA SuDS manual (C753) (2015) – to be confirmed via infiltration testing).

Storage requirements at the proposed development Site (Discharge runoff via infiltration) (primary strategy)

Storage requirements within the proposed self-contained area (Discharge runoff to combined sewer) (primary strategy)

Attenuation scenario		Attenuation required (m^3)	Explanation	
Primary strategy (partial discharge)				
Discharge runoff to combined sewer	1 in 30 year	52.42	Attenuation required to ensure surface water runoff is attenuated in all storm events up to and including the 1 in 30 year (4 hour, Critical Storm Duration) event*. Flooding of the Site of 18.45 m^3 should be contained within permeable landscaped areas within the Site to ensure no flooding of internal areas during the 1 in 100 year storm event.	A further 45.95 m^3 should be managed within overland flow routes to ensure there is no increase in flood risk in all events up to the 1 in 100 year including 45% allowance for climate change.
	1 in 100 year	70.88	Attenuation required to ensure surface water runoff is attenuated in all storm events up to and including the 1 in 100 year (5 hour, Critical Storm Duration) event*.	

	1 in 100 year including 45% CC	116.82	Attenuation required to ensure surface water runoff is attenuated in all storm events up to and including the 1 in 100 year (8 hour, Critical Storm Duration) event including a 45% allowance for climate change*.

Storage requirements at the proposed development Site (Discharge runoff to combined sewer) (secondary strategy)

Attenuation scenario		Attenuation required (m^3)	Explanation	
Secondary strategy				
Discharge runoff to combined sewer	1 in 30 year	199.92	Attenuation required to ensure surface water runoff is attenuated in all storm events up to and including the 1 in 30 year (4 hour, Critical Storm Duration) event*. Flooding of the Site of 70.20 m^3 should be contained within permeable landscaped areas within the Site to ensure no flooding of internal areas during the 1 in 100 year storm event.	A further 175.40 m^3 should be managed within overland flow routes to ensure there is no increase in flood risk in all events up to the 1 in 100 year including 45% allowance for climate change.
	1 in 100 year	270.11	Attenuation required to ensure surface water runoff is attenuated in all storm events up to and including the 1 in 100 year (5 hour, Critical Storm Duration) event*.	

	1 in 100 year including 45% CC	445.51	Attenuation required to ensure surface water runoff is attenuated in all storm events up to and including the 1 in 100 year (10 hour, Critical Storm Duration) event including a 45% allowance for climate change*.

Surface Water Run-off

10.48 An increase in impermeable area on-Site will result in greater rainfall runoff. Reduction in runoff will help mitigate flood risk both on and off-Site.

Change in impermeable area associated with the development

Total Site area	6,058 m^2
Impermeable area (and as a percentage of the total area of the proposed development footprint of 6,058 m^2)	
Pre-development	Post-development
6,058 m^2 (100%)	3,755 m^2 (62%)
Impermeable land use: Commercial purposes, storage and car park Permeable land use: N/A	New impermeable land use: Material recovery facility, three commercial units, a commercial office and hardstanding New permeable land use: Permeable paving* (2,303 m^2)

Peak discharge rates

10.49 The table below presents peak discharge rates for a range of storm events used to assess the impact of the proposed development and select the maximum permitted discharge rate.

Peak discharge rates associated with the development (primary strategy – partial discharge)

Rainfall event	Greenfield runoff rates (l/s)	Existing runoff rates[1] (l/s)	Potential runoff rates without attenuation (l/s)	Potential minus existing (l/s)
QBAR	0.85	N/A	N/A	N/A
6 hour 1 in 1 year	0.72	1.83	1.83	0.00
6 hour 1 in 10 year	1.24	2.82	2.82	0.00
6 hour 1 in 30 year	1.49	3.66	3.66	0.00
6 hour 1 in 100 year	1.77	4.57	4.57	0.00
6 hour 1 in 100 year + 20% CC	N/A	N/A	5.49	0.91
6 hour 1 in 100 year + 45% CC	N/A	N/A	6.63	2.06

Peak discharge rates associated with the development (secondary strategy)

Rainfall event	Greenfield runoff rates (l/s)	Existing runoff rates[1] (l/s)	Potential runoff rates without attenuation (l/s)	Potential minus existing (l/s)
QBAR	3.23	N/A	N/A	N/A
6 hour 1 in 1 year	2.74	6.92	6.92	0.00
6 hour 1 in 10 year	4.68	10.68	10.68	0.00
6 hour 1 in 30 year	5.64	13.84	13.84	0.00
6 hour 1 in 100 year	6.71	17.29	17.29	0.00
6 hour 1 in 100 year + 20% CC	N/A	N/A	20.75	3.46
6 hour 1 in 100 year + 45% CC	N/A	N/A	25.07	7.78

Critical storm duration and volume requirements

10.50 Storage volumes for a range of return periods including the 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change (45%) events have been calculated to assess the impact of the proposed development. The required storage volumes for attenuation features have been calculated for the critical storm durations, limited to a maximum discharge rate of 1.30 l/s in the primary strategy and 4.80 l/s in the secondary strategy (both a 30% reduction in surface water run-off compared to the existing 1 in 1 year runoff rate, as stated in Policy LP28 of the Kirklees Local Plan Strategy and Policies).

Critical Storm Duration and Attenuation volume requirements (primary strategy)*

Return Period	Runoff rate restriction (l/s)	Critical Storm Duration (hr)	Attenuation volume required (m^3)
1 in 30 year	1.30	4.00	52.42
1 in 100 year	1.30	5.00	70.88
1 in 100 year including a 45% climate change	1.30	8.00	116.82

*It should be noted that these calculations only apply to the north-western corner of the Site, which will drain to sewer due to water quality concerns. The remainder of the Site will require additional attenuation prior to discharge to ground

Critical Storm Duration and Attenuation volume requirements (secondary strategy)

Return Period	Runoff rate restriction (l/s)	Critical Storm Duration (hr)	Attenuation volume required (m^3)
1 in 30 year	4.80	4.00	199.92
1 in 100 year	4.80	5.00	270.11
1 in 100 year including a 45% climate change	4.80	10.00	445.51

10.51 Options for the destination for the runoff generated on-Site have been assessed in line with the prioritisation set out in the Building Regulations Part H document (HM Government, published in 2010 and updated in 2015) and Defra's Non-statutory Technical Standards for SuDS (2015).

10.52 Flow attenuation using infiltration SuDS (discharge to ground) is generally the preferred option. If discharge to ground is not available, runoff discharge to surface water is the other preferred method. Only if these two options are impractical should discharge to the sewer network be considered.

Primary SuDS Strategy

10.53 Ground conditions at the Site are conducive to infiltration. Therefore, surface water runoff from the majority of the Site will be managed within SuDS features and infiltrated to ground.

10.54 However, due to the use of the Site as a commercial and domestic waste services facility, infiltration is not considered within the north-western section of the Site due to water quality concerns. The client has confirmed that this area will be self-contained and no contaminated runoff will reach the rest of the Site where it may infiltrate into ground. Runoff from this area is proposed to be attenuated within SuDS features prior to being discharged to sewer.

Proposed SuDS type, features, discharge location and rate restriction

SuDS type	Source control (interception), attenuation and infiltration SuDS.
SuDS features	Rainwater harvesting tanks, permeable paving, two soakaways and an attenuation tank.
Discharge location	Infiltration (majority of Site area) / public combined sewer network
Discharge rate	1×10^{-5} m/s (where infiltration is proposed) / 1.30 l/s (where discharge to sewer is proposed).

Proposed SuDS sizing (dimensions) and attenuation volumes

Rainwater Harvesting	Rainwater harvesting tanks can be established for each proposed building. In terms of attenuation storage within this SuDS scheme, the volume of run-off which could be attenuated by rainwater harvesting has not been considered within the preliminary SuDS strategy. Water from these tanks can be used to supply toilets with grey water. Alternatively, the water can be utilised for other approved uses across the Site deemed appropriate.
Unlined permeable paving	Within the area for infiltration into ground, a 2,303 m^2 area of permeable paving (underlain with a Type 3 aggregate material) is proposed. This area will be designed to drain itself and is therefore not proposed to provide attenuation.
Soakaway	Two soakaways filled with geo-cellular crates with a 95% void ratio are proposed. A soakaway with a width of 4.00 m, length of 4.50 m and a depth of 1.20 m is proposed to infiltrate runoff from Unit 1 and the office (Figure 1). This soakaway will provide c. 20.52 m^3 of attenuation. A soakaway with a width of 10.00 m, length of 12.25 m and a depth of 1.00 m is proposed to infiltrate runoff from Unit 2, Unit 3 and all areas of hardstanding (Figure 1). This soakaway will provide c. 116.38 m^3 of attenuation. Both soakaways will provide c. 136.90 m^3 attenuation.
Attenuation tank	Within the self-contained area in the north-west of the Site, an attenuation tank with a length of 10.5 m, width of 12 m and depth of 1.0 m, filled with geo-cellular crates with a 95% void ratio, would provide c. 119.7 m^3 attenuation.
Total Attenuation Provided	256.60 m^3
Total Attenuation Required	253.93 m^3

Freeboard Storage Provided	2.67 m³

Rainwater Harvesting

10.55 Rainwater harvesting tanks are proposed. The run-off from roofs should be led into rainwater harvesting tanks via rainwater downpipes and guttering to catch run-off from the roof. Overflow from the tanks should be discharged into the storage system provided by the soakaway or attenuation tank.

10.56 Due to the relatively insignificant amounts of attenuation provided by rainwater harvesting tanks in this instance and the potential requirement to retain water for non-potable uses, the volume of run-off which could be attenuated by rainwater harvesting has not been considered within the report.

10.57 As there is an issue with the storage capability of rainwater harvesting tanks, this method should have a fixed attenuation volume and a controlled outlet to discharge into the proposed SuDS feature. An overflow system will be required for implementation on the Site due to exceedance events (where the pumps fail or there is a blockage within the system / or the number of customers and subsequent water usage is reduced).

10.58 Roof run-off is generally less polluted than run-off from road surfaces but can still generate pollutants such as sediments. Pollutants would be captured by the collection and filtration system and, by reducing the volume of run-off generated from the Site. Primary screening devices are used to prevent leaves and other debris from entering the tank and first flush devices can be designed to divert the first part of the rainfall away from the main storage tank and can pick up most of the dirt, debris and contaminates that collect on a roof.

Permeable paving

10.59 Unlined permeable paving is proposed for hardstanding areas to intercept runoff. Suitable aggregate materials (angular gravels with suitable grading as per CIRIA, 2015) will improve water quality due to their filtration capacity and usually work to a 30% porosity. A geotextile layer will be required for paving underlain by aggregate material to intercept silt/particles. Permeable pavements are multi-layered surfacing systems. The surface layer is constructed out of permeable material allowing infiltration of water through gaps along its surface. A

geomembrane isolates stored water from the surrounding soil, especially in contaminated areas and a geotextile layer prevents clogging and damage to the geo-cellular modules.

10.60 The geotextile layer works to intercept silt/particles flowing through the system via direct rainfall, or through vehicle use deposited onto the car park area and into the permeable paving. The majority of silt would be trapped within the top 30mm of the joining material between the paving blocks. Rainfall flowing into the permeable paving directly from the development roof/rainwater tanks would not contain enough volumes of silt and or particles to cause blockage so will be fed directly into underlying porous substrate via rainwater pipes. Downpipes from the development roofs/rainwater tanks should extend through the paving for c.5 meters to divert roof run-off away from building foundations. Paving could also implement an impermeable liner close to the building or creating a separate compartment within the permeable sub-base close to the building to further divert attenuated water away from building foundations.

Soakaways

10.61 Two soakaways should be used to store run-off and infiltrate collected water gradually into the ground in the south-east of the Site. Roof water should be collected and conveyed by underground pipes to the proposed soakaways. The base of the infiltration features should lie at an elevation at least 1 m above the highest winter groundwater levels, to ensure there is sufficient space for surface water to discharge. Soakaway excavation should be outside of the root zone of any protected trees and dimensions will depend on the depth to the sand layer where the soakaway is eventually situated.

Attenuation tanks

10.62 Glass reinforced plastic (GRP) tanks or geo-cellular storage tanks/crates are proposed to provide the storage required. Attenuation tanks provide a below-ground void space for use of temporary storage via controlled release. They can also be modified to suit specific characteristics of a site. DEFRA, 2015 states that the run-off volume from the development to drain to any sewer or surface water body in the 1 in 100 year rainfall event must be constrained to a value as close as is reasonably practical to the greenfield runoff volume for the same event but should never exceed the runoff volume from the development prior to redevelopment from the Site.

11. Site Security Measures

11.1 The design of the redevelopment will rigorously follow Crime Prevention Through Environmental Design (CPTED) principles and align with Secured by Design best practice, ensuring the site is "safe and accessible" as required by the National Planning Policy Framework. In particular, all security measures will be designed to meet or exceed the British Standards and Loss Prevention Standards recommended by West Yorkshire Police's Designing Out Crime Officer (DOCO), with detailed specifications to be submitted at the discharge of conditions stage.

Boundary Treatments

11.2 The entire site is already enclosed by robust, non-climbable perimeter fencing to deter intruders. In addition, the following are also in place in respect of site security:

- **Signage:** "CCTV in operation" and "Keep Out" notices at regular intervals on the outside (and inside) of the boundary fence.
- **Maintenance:** Fencing will be maintained. The applicant will also maintain clear sightlines along the boundary and keep planting trimmed to preserve visibility.

11.3 These measures ensure that the boundary is a strong first line of defence and complies with the recommended security fencing standards.

Gates

11.4 Access will be controlled by lockable security gates matching the fencing. Vehicle and pedestrian gates will be of the same height and construction as the adjoining fence (with no external footholds). Gate frames and infill panels will meet LPS 1175:2020 SR1–SR3 standards where applicable. Gate edges will be protected by anti-climb details. Padlocks or electronic locks used on gates will meet TS 007 3-star (Sold Secure Diamond) standard.

11.5 In summary:

Gate construction: Same material, height and security rating as perimeter fencing e.g. Weldmesh or palisade gate panels. No horizontal cross-members on the external face.

Locking: Padlocks or key cylinders rated TS 007 3-star (3*) or equivalent (BSI-Kitemark), or heavy-duty electronic access control. Gate locks will be key-operated from the outside and integrated with the site access control system.

Access control: During working hours, access may be via keypad/card entry or intercom; out-of-hours, the gates will be closed and locked. Gate motors (if any) will include battery backup.

11.6 These provisions follow DOCO advice that gates be fully integrated with the boundary security, preventing unauthorised entry from public land. Detailed gate schedules will be submitted for approval at the detailed design stage.

External Lighting

11.7 A comprehensive external lighting scheme will be implemented to maximise natural surveillance and deter crime. Lighting design will follow BS 5489-1:2020 (Road and amenity lighting code of practice) with luminaires specified for uniformity and anti-glare performance. In line with Secured by Design recommendations, the system will achieve an overall uniformity (Uo) of at least 0.25 (ideally ~0.4) and a Colour Rendering Index (CRI) of ≥60. Key features include:

- **LED luminaires:** High-output LED fixtures with downward shields to minimise light spill and shadows. Fittings will be vandal-resistant and mounted out of reach on columns or building walls.
- **Coverage:** Illumination over the site access road, car parking, walkways, building perimeters (especially doors/recycling bays), and vulnerable yard areas. Dusk-to-dawn lighting or photoelectric/dusk sensors will ensure lights operate automatically at night.
- **Uniformity and glare:** The lighting will be designed so that there are no dark pockets or glare, enabling CCTV and guards to see clearly. Uniformity will meet SBD guidance (≥0.25 Uo). Colour temperature will be “neutral white” (CRI≥60) to aid visibility.
- **Integration with CCTV:** Lighting will be coordinated with camera fields of view to avoid shadows or blinding. Emergency lighting and/or PIR lamps will be provided near all external doors to enable identification of persons at night.

11.8 By complying with BS 5489-1:2020 and Secured by Design principles, the proposed lighting will discourage trespass and ensure a high standard of visibility around the site.

Windows and Glazing

11.9 All external windows and glazed areas will use high-security glazing and frames to resist forced entry. As recommended by the DOCO, frames and glazing will achieve at least LPS 1175:2020 Security Rating B10. In practice, this means using robust frames (steel or reinforced aluminium) and security laminated glass. Laminated glazing will be to at least BS EN 356 Class P2A (or better), so that glass remains intact under attack. Threshold glazing (e.g. viewing panels) will use laminated/polycarbonate toughened glass in accordance with this standard. If opening lights are provided, they will incorporate key-operated handles and internal restrictors. All windows will be certified to PAS 24:2022 (or PAS 24:2016 until September 2024) to meet UK security performance requirements.

11.10 Where high-value items are visible inside (e.g. on display in the waste shed), internal security film (e.g. to BS EN 356 P2A) will be applied as an additional deterrent. In summary:

- **Glazing specification:** Laminated or tempered security glass (minimum EN 356 P2A) in steel/aluminium frames, certified to LPS 1175 B10 or PAS 24:2022.
- **Framing and hardware:** Frames meeting BS 4873 or BS 7412 (for PVCu) standards, with multi-point locking mechanisms on all openable lights.
- **Security sensors:** All windows (ground floor and vulnerable) will have door/window contacts for the alarm system.

11.11 These measures ensure windows conform to the DOCO's standards and industry best practice.

Doors and Locking Systems

11.12 All external doors (personnel doors, roller shutters, garage doors, etc.) will be high-security and certified to resist attack. The doorsets will meet PAS 24:2022 or equivalent standards (or LPS 1175:2020 SR B10 for the highest-risk entrances). Recommended materials include steel or reinforced composite doors tested to BS 6510, BS 7412, or BS 4873 as appropriate.

11.13 Key features will include:

- **Locks:** All Euro-cylinder locks will be TS 007 3-star (BSI Kitemark) rated to resist snapping, picking and bumping. We will use secure cylinders (e.g. British Standard 3* grade) and protected escutcheons. Entrance doors will have multipoint locking to PAS 24 requirements.

- **Hinges:** Doors will have anti-tamper hinges (e.g. with non-removable pins). Frames will be reinforced and anchored to resist lever attacks.

- **Fasteners:** Padlocks and padlock hasps will be covered or recessed, and to BS EN 12320 for padlock security. Heavy padlocks (Sold Secure Gold or similar) will be used on gates and non-manned barriers.

- **Thresholds:** We will avoid external thresholds on doors to prevent prying. Louvre or vent grilles will be internal only.

- **Certification:** All doors and frames will be certified or tested to meet the above standards (certificates to be provided).

11.14 By specifying security-rated doors and locks (including TS 007 3-star cylinders), the development will comply with Secured by Design guidance. Final door schedules and lock specifications will be included in the detailed design submission.

Internal Security Measures

11.15 Internally, the layout and fixtures will minimise theft opportunities. High-value equipment and items (e.g. tools, electronics, machinery) will be stored in lockable areas. The design will include internal lockable cages, safes, or reinforced cupboards for stock or sensitive items. Access to plant rooms, offices, and waste storage areas will be controlled by coded swipe cards or key locks. Internal walls around the waste transfer shed will be full-height masonry or secure partitions. The office and communal areas will have good sight lines to external doors, so that staff can observe entries. In summary:

- **Access control:** Internal doors to sensitive areas (e.g. server rooms, control rooms) will have access control readers or hardened locks. Key management procedures will be established.

- **Secure storage:** Racks/shelves will include lockable cabinets for valuable items. High-value waste (if any) will be in locked skips or cages.

- **Alarm zoning:** The intruder alarm will have interior zoning, with motion detectors covering corridors and storage spaces (see *Intruder Alarms* below).

- **Employee awareness:** Staff will be briefed on security protocols (e.g. keeping offices locked when unoccupied).

11.16 All internal security features are designed to complement the external measures. Detailed CCTV and alarm plans (see below) will cover any remaining interior blind spots.

CCTV

11.17 A comprehensive CCTV system will cover all site entrances, external areas, parking and the waste transfer yard. The CCTV cameras will be of evidential quality (high-resolution, 1080p or better) and installed in vandal-resistant housings.

11.18 Key aspects include:

- **Coverage:** Cameras will monitor the single site entrance/exit, all vehicle parking areas, building perimeters (especially blind corners and dispatch bays), and vulnerable outdoor storage zones. At least one camera will be dedicated to capturing vehicle license plates on entry/exit.

- **Installation to standard:** The system will comply with BS EN 62676-4:2015 guidelines (design of security CCTV systems). Cameras will be mounted to avoid direct illumination and coordinated with the lighting plan for clear night-time images.

- **Monitoring and recording:** CCTV will record continuously (24/7) with sufficient retention (e.g. 30 days) at an image quality acceptable to the Police. The NPSA advises that CCTV *"must have a recording capability, using a format acceptable to the local police"* for evidence purposesfile-266m9mxxbradzev3zjwjja. In practice, footage will be stored on secure hard drives or encrypted cloud.

- **Signage:** Notices stating "CCTV in operation" and "Recording on site" will be placed at all vehicle/person entry points, in line with ICO guidance.

- **Integration:** The CCTV DVR/NVR will be linked to an off-site monitoring station or alarm receiving centre (BS 8418:2015 compliant) for remote surveillance. Motion-activated recording zones and integration with the intruder alarm will ensure suspicious activity triggers alerts.

11.19 These CCTV measures implement the DOCO's recommendations for monitored cameras and signage..

Intruder Alarms

11.20 A commercial-grade intruder alarm will protect all buildings. The alarm system will be installed by an NSI/SSAIB installer to comply with BS EN 50131 (PD 6662 for hardwired, BS 6799 for

wireless) standards. The system will be designed to British Standard Grade 3 (suitable for medium/high risk commercial premises). Features will include:

- **Sensor coverage:** Door contacts on all external and glazed doors, PIR or beam detectors in corridors and large rooms (office, transfer shed), and magnetic sensors on windows. The waste shed's large access door will have a dedicated contact or vibration sensor.
- **Detector-activated CCTV:** In line with best practice, alarms will integrate with CCTV (e.g. triggering recording on event). Remote monitoring will verify any activation.
- **Alarm fog:** As an option for maximum protection of high-value areas, smoke/fogging devices (to BS EN 50131-8:2009) may be deployed inside critical rooms. These are certificated security fog systems.
- **Monitoring:** The alarm will sound an internal siren and be connected to a 24/7 ARC (Alarm Receiving Centre) via dual paths (landline and GSM). Power and communication backup (battery and/or generator) will be included.
- **Standards:** Control panels and detectors will be certified to BS EN 50131 (or PD 6662) with full documentation.

11.21 By using a Grade 3 system and complying with BS EN 50131/PD 6662/BS 6799, the development will meet industry standards for business premises. Further details (zones plan, ARC certificate) will be submitted as part of the compliance conditions.

Vehicle Parking Security

11.22 The parking areas will be secure and well-overlooked. Car parks (for staff and visitors) will lie within the fenced perimeter and under CCTV coverage. Key measures include:

- **Controlled access:** The only vehicle entry is via the lockable gate. The gate's security features (see *Gates* above) ensure vehicles cannot enter unauthorised.
- **Lighting:** Parking areas will be illuminated to BS 5489 standards (as above), reducing dark areas that could conceal crime.
- **Surveillance:** CCTV cameras will cover all parking bays. Any parking adjacent to buildings or offices will also be visible from indoor workstations or security patrols.

- **Legible and safe layout:** The parking layout will allow natural surveillance (cars back onto parking courts, clear lines of sight).

11.23 These provisions address the DOCO's request for vehicle security and reflect NPPF guidance that parking should be "convenient, safe and secure".

Plant Room and Riser Security

11.24 All plant rooms (electrical, mechanical, communications) and riser cupboards will have high-security doors. In accordance with DOCO advice, doorsets to plant rooms will meet at least LPS 1175:2020 SR B10. In practice this means:

- **Access doors:** Solid steel or equivalent doors on plant rooms, certified to LPS 1175 SR B10 or PAS 24, with TS 007 3* cylinder locks.

- **Security of services:** Conduit risers and cable entry points will be locked or contained to prevent access. External plant (e.g. generators, HVAC compressors) will be enclosed in lockable cages.

11.25 Securing plant rooms to this level prevents attackers from disabling site-wide systems (power, alarms, communications).

Construction of Walls

11.26 All external walls of the new buildings will be constructed to resist attack. Solid masonry or concrete block construction (minimum 215mm thick for external walls) will be used, with reinforced cores as needed. Finishes will be smooth (no handholds), for example, plastered block or cladding, avoiding pilasters or ledges that could be used to climb. Wall ties and fixing bolts will be fully embedded. Where internal walls separate public and restricted areas, similar robust masonry will be provided. In critical areas (e.g. waste transfer shed), steel security mesh backed by reinforced block may be used. All wall construction will meet the requirements of building regulations and will be detailed to ensure structural resistance to attack (for example, concrete panels rated to BS EN 12600 if glazing is adjacent).

Roller Shutters and Grilles

11.27 External openings (loading bays, roller doors, high-level vents) will be protected by security shutters or grilles meeting recommended standards. Shutters will be certified to LPS 1175 SR B10 or STS 202 Issue 10 (BR1) at a minimum, and fully box-mounted or recessed to prevent levering. Locking grilles (for windows or vents) will meet STS 202 BR1 or higher. Features include:

- **Roller shutters:** Insulated steel shutter doors with internal locking bars. Motors (if provided) will have manual override with high-security locks.
- **Security rating:** Shutters will be attack-tested to a minimum of 5-minute resistance (SR B10).
- **Grilles:** Steel lattice or bar grilles for all other openings, bolted internally to the frame. Certified to similar resistance ratings.

11.28 With these measures, roller doors and grilles will prevent opportunistic break-ins when buildings are unoccupied. Manufacturer certification (e.g. STS or LPS reports) will be provided before installation.

Electronic Security Measures

11.29 In addition to the above, the proposal will incorporate electronic perimeter detection. In line with DOCO's suggestion, perimeter intruder detection systems (PIDS) will be considered. PIDS (such as fence-mounted vibration sensors or buried ground sensors) provide early warning of intrusion at the site boundary. The National Protective Security Authority (NPSA) notes that PIDS act as a "technology force multiplier, keeping a constant watch on a site's perimeter and offering early detection of an attack". PIDS will be evaluated as part of the final security plan for the site.

11.30 The scheme will also include interconnected systems (CCTV, alarm, lighting) to provide layered security. For example, external PIR detectors may trigger lights and cameras; building access control may be linked to the alarm panel; and remote monitoring (via smartphone/web or ARC) will enable rapid response. All electronic systems will be designed and installed by qualified professionals, with certificates of conformity to relevant standards (e.g. EN 50131, BS 8418 for monitored CCTVfile-266m9mxxbradzev3zjwjja).

Conclusions

11.31 The above measures respond fully to the DOCO's pre-application advice and are designed to "design out crime" while meeting the applicant's operational requirements. All security elements will be incorporated into the detailed design drawings. Further detailed specifications, maintenance plans and certification of compliance with the standards cited (PAS 24, LPS 1175 B10, TS 007 3*, BS 5489-1:2020, BS EN 50131, etc.) will be submitted to the Local Planning Authority at the reserved matters stage or when discharging relevant conditions. The overall design will satisfy both the DOCO and NPPF objectives for a safe, secure and well-designed.

12. Bio Diversity Net Gain

National Policy Context

12.1 From 12 February 2024, Biodiversity Net Gain (BNG) became a mandatory requirement for most planning applications under the Environment Act 2021. BNG requires that development results in at least a 10% measurable improvement in biodiversity value compared to the baseline condition of the site prior to development.

12.2 This is assessed using the Statutory Biodiversity Metric Tool, with habitat surveys and plans showing how gains will be delivered either on-site, off-site, or through statutory credits.

12.3 However, the legislation also sets out several exemptions where BNG requirements do not apply.

Site Description and Baseline Condition

12.4 The application site at Foxhall Environmental, Owler Lane, Birstall, comprises an established commercial site currently in use for industrial and waste-related operations. The entire site is covered by a mix of:

I. Existing buildings

II. Hardstanding (concrete and compacted surfaces)

III. Ancillary infrastructure

12.5 There are no soft landscaping areas, vegetated habitats, or ecological features present within the red line boundary of the development. No biodiversity units are currently supported by the site, and no habitat creation or loss will occur as a result of the redevelopment.

12.6 The site photograph taken in July 2024 below confirms the lack of any habitat within the site. All vegetation within the photograph is associated with land outside of the planning application boundary.

Exemption Justification

12.7 Under Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024, development is exempt from BNG where:

"The development is of a type that impacts only habitat of very low biodiversity value — namely, where the entire site comprises sealed surfaces such as buildings or hardstanding, with no vegetated features."

12.8 The pre-application advice received from Kirklees Council in relation to BNG states:

Given the current state of the land, the development may fall under an exemption under Di Minimis if, as the site is not within a priority habitat and the development does not impact 25m2 of onsite habitat or 5 metres of linear habitats such as hedgerows. At submission stage, if it is considered the development proposal would be within the scope of the de minimis exemption, it must be stated in the planning application form if it is considered the proposal to be subject to the de minimis exemption and provide reasons for this.

12.9 It is confirmed that the site meets the criteria for this exemption in full, as confirmed by the site survey and photographic evidence. The proposed works do not affect any existing biodiversity interest, nor do they require mitigation or offsetting.

Conclusion

12.10 Given the site's wholly developed and sealed nature, and its classification under the BNG regulations as being of very low biodiversity value, the proposed development qualifies for an exemption from the mandatory 10% biodiversity net gain requirement.

12.11 While not required, any incidental biodiversity benefits introduced through small areas of planting or greening (e.g. planters or trees) will nonetheless be welcomed and supported.

13. Coal Mining Risk

13.1 The pre-application response from the Council dated 17th July 2024 stated in relation to historic coal workings:

Policy LP53 of the Kirklees Local Plan and paragraphs 189 and 190 of the National Planning Policy Framework are relevant which seek to ensure that a site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation.

The site rests in a high-risk coal mining area, therefore a Coal Mining Risk Assessment would be required to form part of the submission documents.

13.2 A Coal Mining Risk Assessment has been prepared by Enviro Solution dated 7 May 2025. The report is provided in Appendix 4. The report concludes:

13.3 The Coal Mining Risk Assessment for the site at Foxhall Environmental has concluded that the potential risk associated with coal mining related issues cannot be ruled out based on information from the Coal Authority and geological interpretation.

13.4 The principal risks to the development arise from:

• The potential presence of unrecorded workings associated with coal seams of workable thickness that are expected to be present beneath the site area at shallow depth; Evidence of these has been shown by historic borehole records. There is also anecdotal evidence that the full IKEA footprint was treated by shallow drill and grout works.

• unrecorded mine entries.

13.5 It is therefore recommended that further intrusive ground investigations be undertaken. These might include the drilling of at least 4 no. rotary probe boreholes to a minimum depth of 30m bgl, located close to the proposed development, to determine the superficial thickness, along with obtaining evidence of potential unrecorded coal mine workings.

13.6 Prior to the commencement of intrusive works, a Coal Authority Permit will be required for drilling activities that will disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits). The scope of works for the investigation will need to be submitted and approved by the local authority prior to the commencement of the intrusive works.

13.7 The intrusive ground investigations recommended by the Coal Risk Assessment will be undertaken prior to the commencement of any development on the site. It is anticipated that this will be a conditional requirement of any planning permission granted for the proposed development.

14. Transport

14.1 A Transport Statement has been prepared in support of the proposed redevelopment of the Foxhall Environmental Services site at Owler Lane, Birstall, Kirklees. The development will make efficient use of a previously developed site located within an established industrial area, with excellent access to the local and strategic road network, including the A650 and M62 (Junction 27).

14.2 A copy of the Statement is provided in Appendix 5.

14.3 Key findings of the Transport Statement are as follows:

Access and Layout

14.4 The site will retain its existing access from Owler Lane, which benefits from adequate visibility and can safely accommodate staff vehicles, small HGVs, and light goods vehicles. The internal layout provides compliant turning areas and parking in line with local policy standards.

Traffic Impact:

14.5 Trip generation has been assessed using the TRICS database. The proposed development is expected to generate approximately 50–54 two-way vehicle movements per day, including those associated with the existing waste operation. These movements will be spread over a 12-hour working period, resulting in low hourly trip rates and no need for junction capacity modelling.

Highway Safety

14.6 Personal Injury Collision (PIC) data confirms there have been no injury-related accidents at or near the site access within the past 10 years. The site lies within an established commercial area with no evidence of existing highway safety issues.

Sustainable Travel

14.7 The site is accessible by walking and cycling from nearby residential areas such as Birstall and Drighlington. Bus stops are located within walking distance, offering regular services throughout the working day.

Policy Compliance:

The development accords with the National Planning Policy Framework (NPPF) and relevant policies of the Kirklees Local Plan (LP1, LP20–22, and LP31), promoting sustainable and safe transport access.

14.8 In conclusion, the proposed development will generate a modest level of traffic, have no adverse impact on the operation or safety of the local highway network, and supports sustainable travel options for employees and visitors. In accordance with NPPF paragraph 116, there are no transport grounds on which the application should be refused.

15. Summary

15.1 The proposed redevelopment of the Foxhall Environmental Services site at Owler Lane represents a significant opportunity to enhance an existing underutilised brownfield site within the Green Belt through a carefully considered, sustainable development. The scheme seeks to replace several dilapidated and outdated buildings with modern, fit-for-purpose light industrial units, a new waste transfer station shed, improved office facilities, and secure storage. These proposals will result in a net reduction in built footprint and deliver a much-needed uplift in site quality and operational efficiency.

15.2 The development offers multiple benefits, including:

- Efficient Use of Brownfield Land: The site qualifies as previously developed land under the NPPF and Kirklees Local Plan policies LP59 and LP7. The redevelopment does not extend beyond the existing footprint and will enhance the appearance and environmental performance of the site without encroaching on open countryside.
- Improved Design and Functionality: The new modular buildings and improved layout will modernise the working environment, providing flexible and high-quality space for commercial and light industrial tenants while maintaining waste operations on-site in a more efficient and enclosed manner.
- Enhanced Environmental Performance: The proposals include the implementation of a Sustainable Drainage System (SuDS) that exceeds policy LP28 expectations, providing both water quality and attenuation benefits, and reducing the risk of surface water flooding.
- Compliance with Planning Policy: The development aligns with key national and local policies, including LP1 (sustainable development), LP2 (place shaping), LP3 (location of new development), LP24 (design), and LP45 (waste safeguarding). The redevelopment is policy-compliant in respect of its Green Belt location, as confirmed through pre-application consultation with the Local Planning Authority.
- Secure, Well-Managed Premises: A comprehensive suite of security measures will be implemented in line with advice from the Designing Out Crime Officer (DOCO), incorporating measures such as LPS 1175-rated fencing and doors, PAS 24 windows, Grade 3 alarm systems, and CCTV coverage throughout.

- **Employment and Economic Benefits**: The scheme will support local employment and enterprise by providing new workspace suitable for a range of occupiers. The offices will support the existing waste operation and enable more efficient administration and compliance.

- **Biodiversity and Landscaping Considerations**: The site is currently fully developed and predominantly hard-surfaced, offering minimal existing habitat value. Given this baseline, and in accordance with national guidance, the development is considered exempt from mandatory Biodiversity Net Gain (BNG) requirements. Although new planting is limited, the proposals include minor enhancements to soften the site's appearance and maintain visual screening where appropriate. These measures, though modest, represent an improvement over the current condition and support the site's compatibility with its industrial surroundings.

15.3 In conclusion, the proposed development represents a high-quality, sustainable scheme that reuses existing land, improves environmental outcomes, promotes economic activity, and respects the local character and policy context. The development is both necessary and proportionate, with demonstrable public and operational benefits, and should therefore be supported.