

**Consultation Response from KC,
Highways Development Management**

2025/91844 Foxhall Environmental Services Ltd, Owler Lane, Birstall, WF17 9BW

Redevelopment of site to include erection of 3 light industrial units, prefabricated offices and waste transfer station shed and open storage

Date Responded: 29-9-2025.

Responding Officer: Mark Berry.

Responding Ref: 13-4NE-1.

This application seeks approval to the redevelopment of a site to include erection of 3 light industrial units, prefabricated offices and waste transfer station shed and open storage at Foxhall Environmental Services Ltd, Owler Lane, Birstall.

This application is supported by a Transport Statement which is summarised as follows.

“The site is located off Owler Lane which is itself accessed via the B6125 to the west of the site.

Foxhall Environmental Ltd is a waste recycling company that operates a small waste transfer facility. 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.

The company is seeking planning permission to redevelop its 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 existing 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.

The current waste site includes an old two-storey prefabricated office. The intention is to provide a replacement office for the staff on site.

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

The site will provide 23 car parking spaces, including 3 disabled bays, allocated as follows: Unit A: 5 spaces Unit B: 5 spaces Unit C: 4 spaces Office (waste operations): 9 spaces

The waste transfer station currently generates around 20 vehicle movements per day, consisting of:

- *Small skip lorries and vans (delivering or collecting waste)*
- *Site staff or operatives (typically using vans or cars).*

The anticipated traffic generation for the 3 new units and office has been estimated using the TRICS® database, using comparable land use categories:

The total expected daily vehicle movements (arrivals + departures) across the site are:

Existing Waste Operations 20 2-way total Vehicle Movements.

Proposed Industrial/Office

Approximately 30–34

The combined Daily Total is anticipated to be 50–54 two-way movements per day

These movements when distributed across a 12-hour operating window, average fewer than 5 vehicle

movements per hour” or an increase of 2 to 3 vehicle movement per hour compared to the existing operation”.

Highways Development Management (HDM) comments.

Given the relatively low anticipated traffic generation in addition to the existing use on-balance it would be difficult for HDM to justify a refusal of these proposals.

This application however provides insufficient information.

The TRICs data used as a basis to assess the anticipated traffic generation is not provided.

There is an option to provide secure storage within part of the redevelopment of the site. This is not included in the assessment of traffic generation.