



Planning Statement

(including reference to Crime Prevention / Climate Statement / HIA / Site Waste Management Plan)

Proposed Replacement Industrial Building

Land at Spinksmire Mill, Huddersfield Road, Meltham

Allocated Employment Site ref E1866

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1.0 Introduction

- 1.1 This Planning Statement has been prepared on behalf of SDC Enterprises Ltd in support of a full planning application for a replacement industrial building on allocated employment land at Spinksmire Mills, Huddersfield Road, Meltham.
- 1.2 The proposal seeks to replace an existing industrial building with a larger, modern facility to meet the operational requirements of the applicant's textile manufacturing and printing business. The development will support business growth, operational efficiency, and local employment.
- 1.3 The site is allocated for employment use in the Kirklees Local Plan (2019) under reference E1866, confirming the principle of industrial development in this location.

Background

- 1.4 The existing industrial building is outdated and no longer meets operational needs. The proposed replacement building will provide modern manufacturing, warehousing, and office space totalling 5306 sqm, enabling the business to expand and operate more efficiently. The proposal uses the existing vehicular access from Huddersfield Road. No new access is required.
- 1.5 The site previously benefitted from planning consent for new industrial development on land to the north of the site – all within the existing allocation. The LPA ref is 2019/62/91728/W – Decision was August 2021. This confirmed principles of additional development on the site.

The Site

- 1.6 The site at the main entrance to the existing Spinksmire Mill complex on the north side of Huddersfield Road (B6108). It comprises an existing building (1222sqm) constructed in stone and brick with profile sheet roof. The site is accessed from Station Road.

Please refer to LOROC Architects proposed elevation dwgs 1564-1005 & 1006.
- 1.7 The site contains no protected trees, and the proposal does not require any tree removal.
- 1.8 A watercourse runs through the wider mill complex. Part of the site lies within Flood Zone 3, although the footprint of the replacement building is located in the same location as existing.
- 1.9 The site is not subject to any ecological or heritage designations.
- 1.10 The site is allocated in the Local Plan under site reference E1866 (p17 Allocations Local Plan).

The Proposal

- 1.11 The application seeks full planning permission for a replacement industrial building (1891 sqm). The existing stone gatehouse building is retained.

1.12 The main elements of the proposal include:

- Modern industrial building (replacing dated and inefficient existing building) for manufacturing, storage and office accommodation use – the new facility providing a larger footprint of 1,891sqm compared to the existing 1,222sqm.
- Insulated cladding panels with stonework
- Retention of the existing access
- On-site parking and turning areas as existing

1.13 Full details are provided in the submitted plans.

1.14 A full suite of technical reports are also submitted as set out below.

The Planning Application

1.15 This planning application includes the following:

- Completed application form
- Planning Statement – Alistair Flatman Planning
- Design & Access Statement – LOROC
- FRA & Drainage – AMA
- Ground Report - CMRA – M-ec – confirming no Coal Mining Activity within the site
- Ecology Reports and BNG – Brooks Ecological
- Submitted Plans prepared by LOROC – these include details on demolition, levels, boundary treatments and materials:

 1564-LRC-ZZ-XX-DR-A_1000 Site Location Information_MELTHAM

 1564-LRC-ZZ-XX-DR-A_1001 Existing Site Plan_MELTHAM

 1564-LRC-ZZ-XX-DR-A_1002 Proposed Site Plan_MELTHAM

 1564-LRC-ZZ-XX-DR-A_1003 Proposed GF Site Plan_MELTHAM

 1564-LRC-ZZ-XX-DR-A_1004 Proposed Plans_MELTHAM

 1564-LRC-ZZ-XX-DR-A_1005_P01 Proposed Elevations E1_E2_MELTHAM

 1564-LRC-ZZ-XX-DR-A_1006_P01 Proposed Elevations E3_E4_MELTHAM

1.16 The submitted additional technical information is considered sufficient to enable the Local Planning Authority to determine the clear merits of the proposed development.

2.0 Relevant Planning Policy.

National Planning Policy Framework (Dec 2024)

- 2.1 The National Planning Policy Framework (Dec 2024) sets out the government's planning policies for England and how these are expected to be applied. The National Planning Policy Framework must be taken in to account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

- 2.2 Set out below is a summary and assessment of the relevant sections of the NPPF.

Achieving Sustainable Development

- 2.3 Paragraphs 7, 8 and 11 of the NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 2.4 Paragraph 11 sets up the presumption in favour of sustainable development stating:

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Building a Strong, Competitive Economy.

- 2.5 Paragraph 88 is clear in terms of promoting economic development stating that decisions should help create the conditions in which businesses can invest, expand and adapt. Paragraphs 86–92 emphasise the need to support existing businesses and enable them to expand and adapt.
- 2.6 The site is allocated for employment uses in the recently adopted Local Plan (LPA ref E1866)
- 2.7 The economic case for the proposal is clear in that it will enable an existing business to operate more efficiently on the site, delivering opportunities for job creation and further local investment.

Promoting Sustainable Transport

- 2.8 Chapter 9 of the NPPF refers to highways matters with para 116 advising that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

- 2.9 The proposed development utilises existing established means of access together with on site parking and turning. As such, it is considered the proposal will not give rise to any highway safety or capacity issues.

Design

- 2.10 Chapter 12 of the NPPF refers to Design and advises that good design is a key aspect of sustainable development. The design / layout of the building has been informed by end user requirements.
- 2.11 Paragraph 135 sets out a number of design criteria to be considered in terms of design of development stating:

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

- 2.12 As stated above, and set out in the Design & Access Statement, the replacement building has been designed in accordance with end user requirements and increased floor area for improved efficiency. The replacement building will be constructed in cladding panels with element of stone to lower plinth level. Materials will be cladding panels as commonly found on industrial buildings of this type. The proposal results in a well-designed scheme with benefits to visual amenity of the site through high quality design. The Design & Access Statement that accompanies the development proposals clearly sets out how the development meets all of the objectives set out above and represents high quality design.

Meeting the challenge of climate change, flooding and coastal change

- 2.13 Paragraph 170 of Chapter 14 confirms that development should be directed to areas with the lowest probability of flooding. Part of the allocation and application site lies within Flood Zone 3 (around watercourse) – the proposal is a replacement building. The application is accompanied by detailed FRA and

Drainage Statement. It is also noted that the proposed uses are 'less-vulnerable' and so appropriate on this site.

Conserving and enhancing the natural environment

2.14 Paragraph 187 of Chapter 15 advises that the planning system should contribute to and enhance the natural and local environment by: -

- *a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- *b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- *c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- *d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- *e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- *f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."*

2.15 Paragraph 192 and 193 relates to ecology and biodiversity considerations when determining planning applications. There are no known protected species or ecology designations on site. As such it is considered the site is of low wildlife value. The application is accompanied by a number of ecology reports. No trees are affected. The proposal will however enable ecological enhancements to be delivered on the site as a result of the proposal.

2.16 Paragraph 196 refers to ground conditions advising that when making decisions, consideration must be given to whether a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination.

2.17 The proposal comprises a replacement building and is not considered to give rise to any stability issues and there are no known issues relating to contamination.

Assessment against NPPF

2.18 Assessing the proposal against the main objectives of the NPPF, it is clear the scheme accords with the overarching approach to planning in that:-

- It is promoting economic development
- The proposal will not give rise to any highway safety or capacity issues, such that there are no adverse impacts

- The proposal will not give rise to any flood risk / drainage issues
- The proposal will not harm any ecological interests and provides opportunities for enhancement on site
- As illustrated by the submitted plans and Design and Access Statement, the development proposal can provide a development that is in-keeping with the host building in terms of design / materials and sympathetic to character of the site and its surroundings.

2.19 It is therefore considered that the proposal is wholly consistent with this national guidance. As such, the presumption in favour applies and the application should be approved.

The Development Plan

2.20 With respect to the proposed development, the Development Plan currently comprises the adopted Kirklees Local Plan sets out planning strategy with relevant planning policies together with an Allocations Document.

2.21 The Council's vision is clear in terms of promoting economic growth and development. The site is allocated for employment uses under reference E1866 'land at Spinksmire Mill'. Consideration has been given to the supporting text associated with this site and suggested technical reports.

2.22 In light of the above and having regard to the proposal, the following Local Plan policies are noted:

- PLP 1 – Achieving Sustainable development
- PLP 2 – Place Shaping
- PLP 3 – Location of New Development
- PLP 9 – Supporting skilled and flexible communities and workforce
- PLP 21 – Highway Safety
- PLP 22 – Parking
- PLP 24 – Design
- PLP 27 – Flood Risk
- PLP 30 - Biodiversity & Geodiversity

2.23 These policies are assessed in Section 3.

3.0 Planning Assessment

Principle

- 3.1 The site is allocated for employment uses under reference E1866 and as such the principle of development is accepted. The proposal comprises a replacement building to deliver a larger, more flexible workspace for the existing business. The uses within the building remain unchanged.
- 3.2 The adopted Local Plan sets out further expectations for the allocation in terms of constraints, supporting reports and opportunities for enhancement.
- 3.3 The layout of the main building reflects its use and is located on footprint of the existing building and is away from dwelling to the north east. As such there would be no impact on residential amenity. Due consideration has been given to matters of flood risk / drainage. The proposed uses will not give rise to any odour issues and can be safely accessed with suitable means of access, on site parking and turning all retained as existing. Traffic generation levels are also relatively low given the nature of the proposal and so it is considered there would be no significant impact in terms of Air Quality.
- 3.4 In light of the above it is considered the proposed use is acceptable in principle complying with vision set out in the Kirklees Local Plan, text associated with site allocation E1866 and guidance set out in the NPPF encouraging economic development.

Design / Visual Amenity

- 3.5 The Proposed Development seeks to deliver a larger, modern replacement industrial building on the site. The larger building is designed to reflect user requirements to create a functional building with covered link from retained gatehouse building (south west elevation). The simple pitched roof design with use of profiled sheeting reflects the use.
- 3.6 The design of the proposed buildings is set out on submitted plans. Materials will be profile cladding (slate grey walling with goosewing grey roof) with elements of stone to plinth. The covered link will be a mesh finish.
- 3.7 In terms of layout, the scheme utilise existing access point from Huddersfield Road with existing parking and turning areas retained on site. Trees have been retained within the site.
- 3.8 It is considered the proposed design will sit comfortably on the site and reflects the industrial character of its surrounds. The proposal also includes new areas of planting within the site which bring further visual benefits to the northern site boundaries and street frontage to Huddersfield Road. Landscaping can be dealt with via condition as necessary.
- 3.9 Local Plan Policy 24 relates to design and seek to ensure development proposals are of a high quality and well designed to make a positive contribution towards the character, distinctiveness and identity of a site and its surrounds. The proposal will deliver modern industrial development to the site inkeeping with its surrounds and the wider employment allocation.
- 3.10 In these terms, it is considered that the proposal is well designed, resulting in a modern development that will contribute to improving the appearance of the site and wider streetscene. The Proposed Development will therefore deliver

a high quality of design and make a positive contribution to its surroundings consistent with NPPF and Local Plan Policy PLP24.

Amenity Considerations

- 3.11 The nearest sensitive uses sit to the northeast of the site along Huddersfield Road. The replacement building, whilst larger, is now closer to these existing dwellings. The uses within the building remain as existing and are consistent with the site allocation. Overall, the proposed design / layout together with location of uses relative to housing / retained trees ensures residential amenity is not adversely affected.

Highways

- 3.12 The existing access from Huddersfield Road is retained together with existing areas of parking and turning to ensure vehicles can enter and exit in forward gear.
- 3.13 The previous consent for new development to the north of the site demonstrated there would be no detrimental impact on the local highway network. These conclusions remain valid for this proposed replacement building.
- 3.14 Local Plan policies PLP 21 and 22 relate to Highway Safety and Parking respectively. The site can be safely accessed with adequate parking / turning on site to ensure there are no highways issues arising in terms of capacity or safety. In addition, the site is well served by local bus services with bus stop outside the site. As such it is considered the requirements of PLP 21 & 22 have been met.
- 3.15 In terms of the NPPF (para 116) it is considered the proposal will not result in an unacceptable impact on highway safety or severe residual cumulative impacts on the road network.
- 3.16 In light of the above, it is considered that the Proposed Development would not have an unacceptable effect on traffic flow and safety and as such will not detract from the character or appearance of the area.

Ecology and Trees

- 3.17 The design and layout has been informed by initial ecology and tree surveys. As such, whilst buildings must meet applicant requirements, consideration has been given to retention of trees and minimising effect on any notable habitat. Supporting Ecology reports are submitted in support of the proposal. In summary it is considered the proposal will not result in significant ecological impacts. Details on BNG and delivery of the necessary enhancements (on site with possible off site top up) are also submitted with the application.
- 3.18 The proposal is therefore consistent with aspirations set out in Local Plan policy PLP 30.

Flood Risk

- 3.19 The site sits partly within Flood Zone 3 and as such a FRA has been lodged with the application. The scheme however represents replacement of an existing building and it is noted the site has been allocated for employment uses. The proposed uses are classed as 'non vulnerable' and as such there is no requirement to undertake any sequential assessment on this point. The building

and site are designed to ensure it, employees and customers, are not at risk from flooding. Drainage solutions within the site will ensure the Proposed Development is adequately drained and does not give rise to increase risk of flooding elsewhere. As such the requirements of Policy PLP 27 are met.

Ground Conditions

- 3.20 The replacement building sits on the footprint of existing building together with grassed area to south and hardstanding within the site. Given the historical use of the site and presence of a building on site, it is not considered the proposal will give rise to any new issues in terms of pollution or contamination.

Health Impact Assessment

- 3.21 Due to the scale of the proposal, the LPA require that a Health Impact Assessment (HIA) is submitted with any application. Policy LP47 relates to 'healthy, safe and active lifestyles' and seeks to create an environment which supports healthy, active and safe communities and reduces inequality.
- 3.22 The application has been assessed below against the headings in the Council's Rapid HIA Toolkit. As such, it is considered the proposed development for the replacement building will provide positive benefits for existing and future employees. The proposed replacement building will generally offer health and well-being benefits.
- 3.23 A copy of the Rapid HIA proforma is submitted with the planning application.

Crime Prevention

- 3.24 Chapter 8 of the NPPF seeks to promote healthy and safe communities (para 96) whilst design guidance set out in Chapter 12 similarly seeks to create places that are safe, inclusive and accessible and which promote health and well-being (para 135). Similarly, Local Plan policy LP24 seek to ensure development are designed and built to minimise the risk of crime and maximise safety for the community. The LPA expects all proposals to follow the FIVE evidence based principles of Crime Prevention through Environmental Design (CPTED)¹ & 2, namely Surveillance, Movement control, Management and maintenance, provision of Defensible space and Physical security. The latter shall take account of Secured by Design guidance.
- 3.25 As demonstrated on the submitted plans, the design and layout of the replacement industrial building (located within an existing, established employment site) meets the 5 principles set out above.
- 3.26 The proposal is therefore consistent with guidance set out in the NPPF and Local Plan Policy 24.

Summary

- 3.27 The proposed development will deliver employment generating uses on this allocated employment site. The replacement building is designed to respond to site conditions and end user requirements with use of profile cladding sheets considered appropriate. Given the siting of building and hours of operation there will be no demonstrable harm to neighbouring amenities. Similarly, there will be no harm to visual amenity of the site and its surrounds and proposal can be safely accessed. In addition, the Proposed Development will also result in significant planning benefits in terms of job creation and opportunity for ecological enhancement.

- 3.28 The Proposed Development complies with the relevant national and local planning policies and as such there are no grounds to refuse this planning application.

4.0 Summary

- 4.1 This Planning Policy Statement has been prepared on behalf of SDC Enterprises in support of their proposed replacement industrial building on their allocated site at Spinksmire Mill, Meltham.

Background

- 4.2 The larger proposed industrial building will provide a new facility for the current business (textile manufacture and printing) and has been specifically designed to meet their operational requirements with regards manufacture, warehousing and office space. The existing business will relocate from their current facility to this site. Relocation will enable business to grow and create additional jobs.
- 4.3 The 5 smaller starter units will be available for rent by other businesses looking for smaller premises.

The Site

- 4.4 The site is at the main entrance to the existing Spinksmire Mill complex on the north side of Huddersfield Road (B6108). It comprises an existing building (1222sqm) constructed in stone and brick with profile sheet roof. The site is accessed from Station Road. The site is not subject to any ecological, heritage or landscape designations.
- 4.5 The site is allocated for employment uses in the Kirklees Local Plan (2019) – site ref E1866

The Proposal

- 4.6 The proposal involves development of a replacement industrial building (1891 sqm). The existing stone gatehouse building is retained. The proposed industrial building (replacing dated and inefficient existing building) will be for manufacturing, storage and office accommodation use associated with the applicant's existing business – the new facility providing a larger footprint of 1,891sqm compared to the existing 1,222sqm. The existing stone gatehouse building is retained with a covered link proposed between the two. The proposal retains existing means of access, parking and turning areas within the site.

Summary

- 4.7 In summary, it is considered the proposed development comprising replacement industrial building is consistent with the site's employment allocation. As such the principle of development is considered acceptable.
- 4.8 In terms of design, the buildings reflect end users as well as topography with use of profile sheet cladding deemed suitable for such industrial buildings. The siting and layout does not give rise to any highway, residential amenity, tree or ecology issues.
- 4.9 As such, the proposed replacement industrial building at Spinksmire Mills represents a sustainable, policy-compliant form of development that:
- Supports economic growth and job creation
 - Aligns with the site's employment allocation (E1866)

- Delivers a high-quality, modern industrial facility
 - Retains the existing access
 - Has no adverse impact on trees, ecology, residential amenity, or highway safety
 - Appropriately manages flood risk
 - Complies with the NPPF (December 2024) and the Kirklees Local Plan (2019)
- 4.10 In light of the above, and as demonstrated on the submitted plans and submitted reports, the proposal is consistent with planning policy set out in the NPPF and adopted Kirklees Local Plan and does not give rise to any significant planning issues.
- 4.11 In view of the above, it is considered the scheme satisfies national and local policy and represents a suitable and sustainable development proposal for the site that addresses all the relevant and material considerations. In this context, the proposal satisfies Section 38(6) of the Planning and Compulsory Purchase Act 2004 and it is considered that planning permission should be granted.