

Project	A629 Phase 5
Condition	Variation in planning condition 2 and 19
Subject	Statement on air quality
Date	31/03/26

Introduction

A variation in planning condition 2 and 19 was submitted for A629 Phase 5 early 2026.

Condition 2: The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Condition 19: Within 3 months of the car park in Area C being brought into use, a scheme shall be submitted detailing when the dedicated facilities for charging electric vehicles will be installed and made operational in accordance with the specifications detailed on the approved plan (drawing no. TF5/AREA C/SL6531-2E). Once installed the charging points shall be retained for use thereafter. Should 3 months of use elapse before all of the charging points are installed, use of the car park shall cease until the infrastructure is installed.

The proposed variation in condition is a result of reducing 12 dual port (total 24) Electric Vehicle Charging Points (EVCPs) within Prince Royd Car Park development (as shown in the original submitted document 2021-92734_Grouped Plans and Elevations_1011744.pdf) to 2 dual ports (total 4).

Furthermore, across from the car park, on Huddersfield Road (South side), a further 4 dual port EVCPs (total 8) had been implemented into the design. The variation proposes 2 dual port EVCPs (total 4).

A response from the planning officer to the original variation in condition request is attached as Appendix A. It highlights that part of the reason for imposing the conditions was the EVCP impact on air quality enhancement. Therefore, this note looks to detail the impact of the variation of condition on air quality.

Impact

The rationale for conditions 2 and 3 are:

Condition 2: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework

Condition 19: In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, to comply with the aims and objectives of Policies LP20, LP24 and LP47 of the Kirklees Local Plan and Chapters 2, 9 and 15 of the National Planning Policy Framework.

As highlighted above the rationale covers the following policies from the Local Plan LP24, LP20 and LP47. Additionally, it refers to Chapters 2, 9, 12 and 15 of the National Planning Policy Framework (NPPF).

Table 1 highlights how the air quality impact still meets the policies above from an air quality perspective.

Table 1: Table showing air quality impact measured against policy.

Policy	Air quality impact
<p><u>Local Plan</u> LP24 states <i>'proposals should promote good design by ensuring: providing charging points to encourage the use of electric and low emissions vehicles'</i>.</p> <p>LP20 states the council will <i>'encourage the use of low emission vehicles to improve areas with low levels of air quality'</i>.</p> <p>LP47 states the council ensure <i>'that the current air quality in the district is monitored and maintained and, where required, appropriate mitigation measures included as part of new development proposals.'</i></p>	<p>The variation in planning condition will still deliver 2 dual ports within the car park and 2 dual ports on Huddersfield Road. This will result in the ability to charge 8 electric vehicles in total. Policy LP24, LP20 and LP 47 will therefore still be met.</p> <p>There will be 28 residential permit parking units in total with 8 spaces having access to EVCPs (roughly 28%). This is higher than the UK percentage of Electric Vehicles (EVs) on the road as of February 2026 which was 5.5% (Zapmap, EV market stats 2026). The supply of EVCPs will therefore well exceed the demand.</p> <p>Furthermore, all underground infrastructure will be put in place to support the 12 EVCPs in Prince Royd Park and 4 on Huddersfield Road which were originally planned. This will ensure that the car park and the on-street parking area are future ready if there is a need to install the additional EVCP units in the future.</p>
<p><u>National Planning Policy Framework</u> Chapter 2, achieving sustainable development highlights a need for <i>'mitigating and adapting to climate change, including moving to a low carbon economy'</i>.</p> <p>Chapter 9, promoting sustainable transport, highlights <i>'identifying, assessing and taking into account the environmental impacts of traffic and transport infrastructure – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains'</i>.</p> <p>Chapter 12, achieving a well-designed place, highlights <i>'developments 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'</i></p> <p>Chapter 15, conserving and enhancing the natural environment, highlights <i>'Development should, wherever possible, help to improve local environmental conditions such as air and water quality'</i></p>	<p>The variation in planning condition will still deliver 2 dual ports within the car park and 2 dual ports on Huddersfield Road. This will result in the ability to charge 8 electric vehicles in total. It will therefore still help with improving air quality by providing EVCPs for residents. Note in the UK EVs accounted for 5.5% of vehicles as of February 2026 (Zapmap, EV market stats 2026). The percentage of residential permit bays proposed to have access to EVCPs is 28% and so the supply will be far higher than the demand. It's also worth noting that all underground infrastructure will be installed to support the remaining EVCPs. As a result, if there is a significant increased demand then the remaining EVCPs can be installed at a minimum cost.</p>

Appendix A

Subject: RE: Attached letter from Kirklees Council regarding application number 2026/90453 at location Various locations - A629, Halifax Road, Huddersfield

Good morning,

I have taken the application to K.C Environmental Health surgery for their comments.

Based on the information provided in the application, the reduction in the number of EVCPs is not accepted. I note maintenance costs are referred to, for the proposed reduction in the number of EVCPs, however the reason for imposing the condition was in the interest of air quality enhancements. As such, further justification is required in respect of the impacts of the amended proposal on air quality.

To make an informed assessment please can you provide a statement which details the impacts of the amended scheme on air quality and the proposed enhancements?

Kind Regards

Louise Bearcroft
Senior Planning Officer

Planning and Development Service
Place Directorate
PO Box 1720, Huddersfield, HD1 9EL
Tel: 01484 221000 (Shortcode: 74126)
Website: www.kirklees.gov.uk