
Report of the Head of Development Management

STRATEGIC PLANNING COMMITTEE

Date: 30-Mar-2017

Subject: Planning Application 2017/90155 Erection of school, formation of outdoor play areas and fenced MUGA and alterations to existing site access and parking Moor End Academy, Dryclough Road, Crosland Moor, Huddersfield, HD4 5JA

APPLICANT

BAM Construction Ltd
C/O Agent

DATE VALID

16-Jan-2017

TARGET DATE

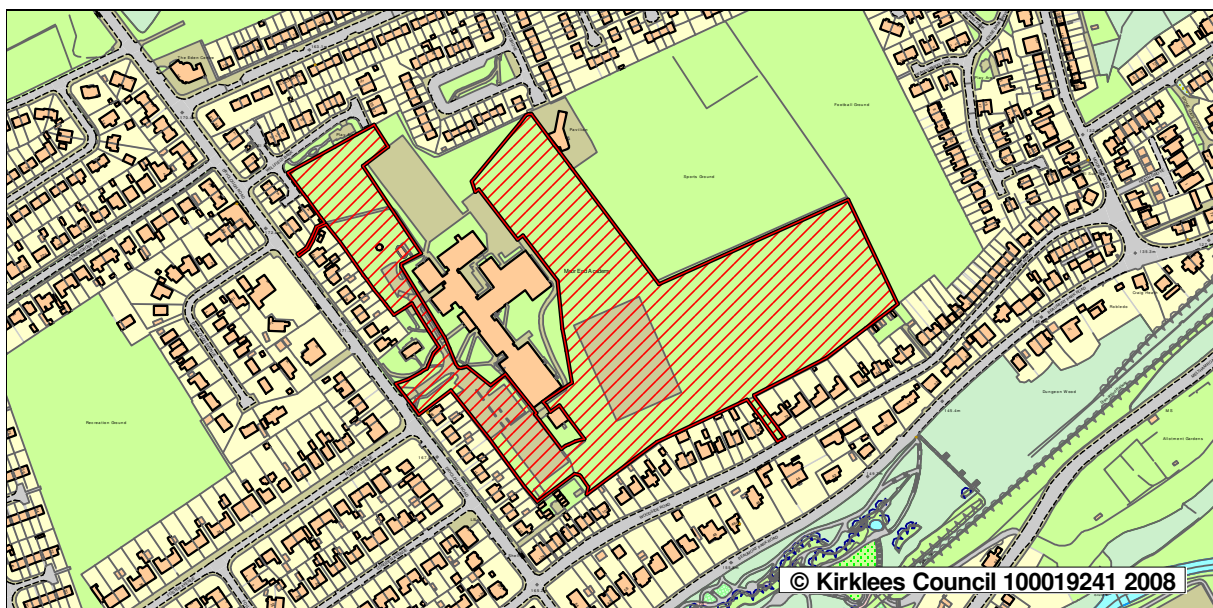
17-Apr-2017

EXTENSION EXPIRY DATE

Please click the following link for guidance notes on public speaking at planning committees, including how to pre-register your intention to speak.

<http://www.kirklees.gov.uk/beta/planning-applications/pdf/public-speaking-committee.pdf>

LOCATION PLAN



Map not to scale – for identification purposes only

Electoral Wards Affected: Crosland Moor and Netherton

Yes

Ward Members consulted
(referred to in report)

RECOMMENDATION:
DELEGATE approval of the application and the issuing of the decision notice to the Head of Development Management in order to complete the list of conditions including those contained within this report.

1.0 INTRODUCTION:

1.1 The application was received as valid on the 16th January 2016. Full planning permission for the erection of a new primary school with associated outdoor play areas, amendments to the existing access from Dryclough Road and the existing car park to include drop off / pick up facility, creation of a new car park to serve Moor End Academy, the creation of a new fenced 3G sports pitch and new pedestrian access from Woodside Road.

1.2 The following documents were submitted as part of the planning application package:

- Design and Access Statement
- Playing Fields Statement
- Statement of Community Involvement
- Flood Risk Assessment and Drainage Report
- Transport Assessment including car park assessment
- Travel Plan
- Noise Report Site Investigation Reports
- Phase One Desk Study and Site Geotechnical Investigations Report
- Remediation Strategy
- Arboricultural Report
- Resource Management Plan (including Site Waste Management details)

1.3 The application is reported to Strategic Planning Committee as the proposal is non- residential and exceeds 0.5 ha in size. The applicants are BAM Construction who are operating on behalf of Kirklees Council.

2.0 SITE AND SURROUNDINGS:

- 2.1 The application site is located to the south west of Huddersfield, within the ward of Crossland Moor and is surrounded by the settlements of Crosland Moor, Walpole, Lockwood and Beaumont Park.
- 2.2 The application site comprises a total area is 50,705 square metres and wraps around the existing Moor End Academy building that sits within a larger area of playing fields which includes the Muhammad Ali Sports and Community Centre. To the north is the residential estates of Walpole Road, to the east are the residential estates of Moor End Road and Horse Bank Drive, to the south are residential properties on Woodside Road and the west of the site is bordered by residential properties on Dryclough Road.
- 2.4 The site has a significant deviation in gradient, and predominantly slopes from the highest levels in the west from the Dryclough Road end towards the dwellings on Horsebank Drive in the east. The siting of the new school building is located upon on the flattest part of the site that was the all-weather sports pitch. The proposed new 3G sports pitch is located to the north of the new primary school within the north east corner of the planning application site.
- 2.5 The vehicular access to the new primary school is the existing access to Moor End Academy on Dryclough Road from the west but with alterations to the internal access and parking areas. A footpath providing pedestrian access is proposed on the southern boundary to Woodside Road. Other existing pedestrian accesses to the site are provided from Dryclough Road, Gilbert Grove and Waterwheel Rise.

3.0 BACKGROUND

- 3.1 Kirklees Local Authority has a statutory duty to ensure that there are sufficient high quality school places to meet the needs of Kirklees families and communities. This is described as “basic need”. Over the last 12-13 years, the school age population in Kirklees has increased by approximately 20% from the smallest pupil age group (which is now in the secondary schools) to the current reception and pre-school age groups. A similar pattern is repeated in most urban authorities nationwide. One of the areas where there is a need for school places is in the Huddersfield South West area. The pattern of projected pupil numbers in Kirklees has been published in the document “Securing sufficient school places to enable access for children and young people to an excellent local education system”.
- 3.2 On the 8th April 2014 Kirklees Cabinet approved the commissioning and delivery of three new schools with the aim of providing between 840 and 1260 new primary school places. The first of the three new school buildings in the grounds of Royds Hall Community School (which is an all through school for pupils aged 4-16) was delivered and handed over on 27th June 2016 and will provide 420 new pupil places for pupils aged 4-11. The second of three

schools to be commissioned and delivered by the Council is Beaumont Primary Academy on the Moor End site.

- 3.3 The temporary modular buildings (planning application 2016/90499) granted in 2016 on the Moor End Academy site can accommodate up to 180 pupils. 90 places are currently available for Reception pupils, with scope for another 90 places to be created for September 2017 to accommodate the new tranche of pupils entering reception classes. So in total, 180 pupils could be accommodated in the temporary modular buildings up until July 2018. If planning approval is received for the new permanent Primary school building, these 180 (maximum number) pupils will vacate the temporary modular buildings and be moved into the new permanent building and will progress into Years 1 and 2. At the same time, from September 2018, an additional tranche of 90 pupils (max figures) will be enrolled into Reception classes in the new permanent building.
- 3.4 Therefore from September 2018, there will be a maximum of 270 pupils attending the new Beaumont Primary Academy permanent building. These figures will grow year on year until the school reaches full capacity of 630 in 2022.
- 3.5 When the school has moved from the modular buildings into the new permanent building, the modular buildings will be moved off site.

4.0 PROPOSAL:

- 4.1 The proposals are based on the provision of a new Primary school to serve the Huddersfield South West area has been developed on behalf of Kirklees Council.
- 4.2 The applicants state within the Design and Access Statement that the proposed development of Beaumont Primary Academy building seeks to:
- Provide 630 additional primary aged school places;
 - Provide modern, flexible, attractive facilities to give 21st century learning environment;
 - Create an inspiring, supportive and caring environment
 - Be socially and educationally inclusive;
 - Improve specialist provision for care and welfare;
 - Create a building and environment that reflects the importance of Learning, Achievement and People.
- 4.3 Engagement with statutory consultees, including Sport England was undertaken by way of formal meetings and on-going written and verbal correspondence led by the project managers at Kirklees Council. Correspondence has been had with Planning, Highways and Sport England in the lead up to submission.

- 4.4 The proposal involves the creation of the following amounts of floor space:
Gross internal areas of the proposed primary school are as follows:
Ground Floor GIFA: - 2013 m²
First Floor GIFA: - 1340 m²
Total GIFA - 3353m²

Operational hours- It is anticipated that the new Primary school's core term-time operational hours will be as follows,

Monday to Friday: - 7.30am – 5.30pm
Saturday & Sunday: - Closed

Staggered start and finish times will be implemented which will differ from the start and finish times of Moor End Academy on the wider site:

5.0 RELEVANT PLANNING HISTORY:

5.1

- 2016/92020- Erection of modular building- Approved 11/08/16
- 2016/91168- Erection of single storey modular classrooms- Approved 06/06/16
- 2016/90499- Erection (750m sq) of portable modular buildings Approved 13/05/16
- 2014/91617- Installation of single storey temporary classroom Approved 04/07/14
- 2013/91564- Erection of two storey extension- Approved 12/08/13.

6.0 HISTORY OF NEGOTIATIONS:

6.1 A consultation response from Sport England required the proposal to be amended to include:

- Floodlights added to the designs and planning permission operating hours enable evening and weekend use.
- A Community Use Agreement is in place and agreed with Sport England, Kirklees Council and West Riding County FA.

6.2 Consequently the applicants submitted details of the proposed floodlights and details of community use neighbouring properties were notified in writing.

7.0 PLANNING POLICY:

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Kirklees currently comprises the saved policies within the Kirklees Unitary Development Plan (Saved 2007). The Council's Local Plan was published for consultation on 7th November 2016 under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations

2012. The Council considers that, as at the date of publication, its Local Plan has limited weight in planning decisions. However, as the Local Plan progresses, it may be given increased weight in accordance with the guidance in paragraph 216 of the National Planning Policy Framework. In particular, where the policies, proposals and designations in the Local Plan do not vary from those within the UDP, do not attract significant unresolved objections and are consistent with the National Planning Policy Framework (2012), these may be given increased weight. Pending the adoption of the Local Plan, the UDP (saved 2007) remains the statutory Development Plan for Kirklees.

Kirklees Unitary Development Plan (UDP) Saved Policies 2007:

7.2 The site is allocated as Urban Green Space on the Unitary Development Plan Proposals Map. The following policies are the most relevant

D3 – Urban Greenspace
BE1 – Design principles
BE2 – Quality of design
E23 – Crime prevention
NE9 – Retention of mature trees
T10 – Highway safety
G6 – Land contamination
EP11 – Ecological landscaping
EP4 – Noise sensitive development

Supplementary Planning Guidance / Documents:

7.3 None Applicable

National Planning Guidance:

7.4 National Planning Policy Framework:

Part 1 – Building a strong, competitive economy
Part 7 – Requiring Good Design
Part 8 – Promoting Healthy Communities
Part 10 – Climate change, flooding and coastal change
Part 11 – Conserving and Enhancing the Natural Environment
Part 12 – Conserving and Enhancing the Historic Environment

8.0 PUBLIC/LOCAL RESPONSE:

8.1 The application was advertised by site and press notices and neighbouring properties were notified by letter. 112 letters of comment have been received to date and are summarised below.

8.2 **Traffic**

Traffic pertaining to existing schools is already at danger level.
Dryclough road is now a no go zone at the start and end of the school day.
Traffic at this time is erratic and congested.
Drives regularly blocked by parked cars.
Car engines left idling while parents waiting for pupils causing pollution.
In cold weather, exhaust fumes are especially noticeable.
Buses and ambulances seen stuck in static traffic. (Photos available).
Pupils at risk from traffic as often not paying full attention.
3 point turns regularly undertaken in congested traffic.
The addition of over 600 pupils and staff will add significantly to the disruption.
The pedestrian access on Woodside Road will also increase congestion.
A few years ago the buses stopped using this route because of congestion.
Significant risk to children's lives.
The staggering of starting times by 15 minutes will not address this problem
Residents will suffer from excessive travel times for appreciable periods.
Extensive road improvements will be required which in the end.
Increased traffic - there are already 5 educational establishments on this road
and they cannot manage the traffic now

8.3 **Residential Amenity**

Excessive noise due to increased traffic
An increase of noise levels from extra cars, buses, children and parents
travelling to and from the school
Loss of amenity for residents as to be able to go about our daily business.

8.4 **Character**

The community will lose urban green space by building on the playing fields,
Loss of visual amenity and access to playing fields
The development will change the look of the area and will reduce the amount
of playing fields available to the existing schools and community.
There is already a dense amount of schools in this small residential area (off
Dryclough Road) there is already Oak Primary (formed by the merger of 3
schools approx 1100 pupils, and Moorhead Academy approx 1200 pupils (with
additional six form) and The Eden Foundation - Education Centre , and now
this proposal to add another primary school for 630 pupils
Loss of trees

8.5 **General**

Do the statistics warrant a school of this size being sited here that does not
seem to have the catchment area to justify it
There was also the talk of a new car park on the school property.
St Luke's site is a far better location and would be 'walkable for many children
It completely defied all credible logic please don't make that its lasting legacy
Why do we need another school when the forecasted school capacity for HD4
shows this is not required.

8.6 A residents group named Dryclough Woodside Area Residents Group (DWARG) submitted a document outlining their objection to the scheme containing 9 signatures. These are summarised as follows:

- Removing 25% of the available Urban Greenspace cannot be deemed a “small part”.
- There is insufficient documentation within the existing Planning Application to ascertain if there are further contraventions to UDP Policies if the Sport England conditions are met
- Dispute that a 630 place school is required in this location or that a new primary school is required in HD4 at all
- it does not meet the demands of Kirklees UDP Policies G4, D1, D3, NE9, BE1, BE22, BE23, EP6, EP30, T1, T2, T10, T14, T17, C2, R1, R7A, PPS23 Para 2, and PPG24 Para 1

DWARG Residents Group set up an online survey asking for local opinions and concerns regarding the proposed development and planning application and the main results were:

- Effects of parking and congestion on local roads
- Concern over existing levels of congestion being further compounded without any
- effective mitigation measures being put in place
- Belief that existing bus services are diminished due to the current levels of congestion
- Speeding traffic
- Inconsiderate parking
- Three point turns in main roads causing further blockage of traffic
- Pollution generated by congested traffic and parked vehicles with idling engines.

9.0 CONSULTATION RESPONSES:

9.1 Statutory:

Sport England- Originally responded with a Holding objection subject to the following:

- Floodlights added to the designs and planning permission operating hours enable evening and weekend use.
- A Community Use Agreement is in place and agreed with Sport England, Kirklees Council and West Riding County FA.

However Sport England have subsequently verbally confirmed on 21/03/17 that the objection will now be lifted subject to the conditions proposed. A written response from Sport England will be brought to the Committee in the Update subject to it being received prior to the meeting.

KC Highways: No objections subject to conditions

9.2 **Non-statutory:**

KC Environmental Services:

Air Quality-No objections subject to condition

Noise- Recommend condition requiring Noise Impact Assessment

Light- concerned about that there are no specified hours of use for the areas that are to be floodlit. Therefore a condition is required which prevents them being used between the hours of 2200 and 0800 on any day of the week.

Contaminated Land- Advise Conditions

KC Trees: A small number of trees require removal to facilitate this proposal. None of the trees affected are protected by a Tree Preservation Order (TPO) or meet the criteria for a new TPO to be served. Therefore, there are no objections to the scheme providing that a condition for a landscaping scheme to include some mitigating tree planting is included if planning permission is granted.

Kirklees Flood Management & Drainage:

No objections subject to conditions regarding soakaways and drainage. Additionally advise that further testing is required at detailed design stage to determine whether to use infiltration or not.

Crime Prevention:

Yorkshire Water:

No objections subject to a condition regarding piped discharge of surface water

10.0 **MAIN ISSUES**

- Principle of development
- Urban design issues
- Residential amenity
- Highway issues
- Trees

11.0 **APPRAISAL**

Principle of development

- 11.1 Members may recall planning application 2016/90499 that sought full planning permission for the erection of (750 square metres) of portable modular buildings at Moor End Academy. These buildings were required in order to accommodate new pupils in the interim before the new primary school was built. There was a requirement for temporary modular accommodation for up to 18 months, with up to 90 pupils commencing school September 2016 and up to another 90 pupils in September 2017. The principle of development for a permanent school building on Urban Green Space in accordance with Policy D3 of the UDP, was also accepted by Strategic Committee Members under

application no. 2015/90564 within the grounds of Royds Hall Community School.

- 11.2 The site and the existing academy are located on an area of land that is allocated as Urban Green Space (UGS) on the Unitary Development Plan (UDP) Proposals Map. On such areas policy D3 of the UDP applies. The community benefit element of the policy is not consistent with considerations of the National Planning Policy Framework (NPPF) particularly paragraph 74. However, the majority of the policy is in accordance with the NPPF. As such, policy D3 of the UDP should be afforded significant weight.
- 11.3 Policy D3 of the UDP stipulates that permission will not be granted unless the development proposed is necessary for the continuation or enhancement of established uses, or involves change of use to alternative open land uses, or would result in a specific community benefit, and in all case will protect visual amenity, wildlife value and opportunities for sport and recreation, or that it includes alternative provision of urban greenspace equivalent in both quantitative and qualitative terms to that which would be developed and reasonably accessible to existing users.
- 11.4 The proposed erection of a new primary school building within this existing school site is considered to be necessary for the continuation and enhancement of the established educational use, for it to continue to serve the needs of Kirklees residents. The principle of erecting a new Primary School building is considered to be acceptable and in accordance with policy D3 of the UDP.
- 11.5 In addition to the above, paragraph 72 of the NPPF states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. It stipulates Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. Local Authorities should give great weight to the need to create, expand or alter schools; and to work with schools promoters to identify and resolve key planning issues before applications are submitted.
- 11.7 The principle of development has been objected to by residents who consider that a new primary school is required in HD4 at all.

Urban Design issues

- 11.8 The design and Access statement states that an assessment of the site and areas available to build the new Primary building was undertaken. The site strategy identified various options based on the following key points:
- The existing school must continue to function while construction takes place.
 - The optimal position within the site whilst taking account of the changes in the ground levels and retention of existing

trees and open spaces.

- Maximize the external play space to ensure we achieve adequate BB103 external play/ external learning spaces for Primary provision.
- Site boundaries and adjacent residential properties.
- Existing access points to achieve suitable pupil entrance pick-up / drop-off area for peak times and resolve the current traffic/ pedestrian conflict on Dryclough Road.
- Provide clear separate vehicular turning area and pedestrian entrance.
- Provide a welcoming frontage that celebrates the new primary school and community facilities the scheme will offer

11.9 *Scale:* The scale of the school building was defined by the decision to plan the layout over 2 floors so to respond to the existing 2 storey residential units surrounding the playing fields. The separation distances of the building from the dwellings surrounding the site is acceptable so not to adversely impact upon the residents in terms of loss of light or overshadowing or indeed loss of outlook. The positioning of the building on the former all weather pitch to the south east of the high school enables the structure to sit within the wider open space reducing the prominence of the building.

11.10 *Layout:* The building adopts a 'L' –Shaped form with 2 arms of teaching accommodation in each. The principle entrance is positioned in the eastern elevation

11.11 *Use:* Primary use is as a primary school but community use of certain parts of the new school will be included.

External appearance:

Elevations: Facing brickwork on masonry cavity wall construction;

Through-colour white render on SFS cavity wall construction; Feature colours to render between windows.

Glazing:

Polyester powder coated aluminium thermally broken curtain walling system;

Double-glazing units;

PPC aluminium framed thermally broken window inserts;

PPC aluminium framed thermally broken glazed door units.

Residential Amenity

11.12 Submitted as part of the application was a noise impact assessment. The council's Environmental Services department were consulted and made the following comments:

Noise

11.13 The noise memorandum by Hann Tucker Associates (dated 13 January 2017, ref 22854) submitted in support of this application is not satisfactory in that it does not demonstrate noise levels likely to be being produced by the MUGA and the all-weather sports pitch. The report shall include:

1. an assessment of noise emissions from the proposed development
2. details of background and predicted noise levels at the boundary of Gilbert Grove and Woodside Road
3. a written scheme of how the occupants of (as specified above) will be protected from noise from the proposed development with noise attenuation measures as appropriate.

Light:

11.14 The submitted information regarding flood lighting is satisfactory however concerned about that there are no specified hours of use for the areas that are to be floodlit. Therefore a condition is required which prevents them being used between the hours of 2200 and 0800 on any day of the week.

Tree issues

11.15 Some existing trees on the site were felled by contractors on behalf of Kirklees council. A statement was released in the local press as follows.

“The trees have been felled prior to the bird nesting season as to undertake the works in April / May would not be allowable and would therefore have impinged on the delivery of the new build school for September 2018, should planning permission be granted when it is considered at Strategic Planning Committee in April. The trees are not the subject of a preservation order or within a conservation area and therefore their removal did not require prior permission”.

11.16 The council’s tree officer commented that there are only a small number of trees require removal to facilitate this proposal. None of the trees affected are protected by a Tree Preservation Order (TPO) or meet the criteria for a new TPO to be served. Therefore, there are no objections to the scheme providing that a condition for a landscaping scheme to include some mitigating tree planting is included if planning permission is granted.

Highway issues

11.17 Vehicular access to the site is proposed from the existing access on Dryclough Road and some improvements to the access are included. The key highways issues for the proposal are as follows:

- On-site parking provision and the consequences for off-site parking
- Vehicular and pedestrian access
- Junction at the end of Dryclough Road
- Route choice/ distribution
- Design of on-site infrastructure.

11.18 Kirklees council Highways team were consulted and responded as follows:

The application is to develop the new build Beaumont Primary School (BPS) on land within the Moor End Academy site at Crosland Moor, Huddersfield. Both will operate side by side. Vehicular access to the site is off Dryclough Road.

Highways related documents submitted with this application are as follows:

- *Transport Assessment ref: 9231/001/01 dated December 2016;*
- *Travel Plan ref: 9231-002-02 dated December 2016;*
- *Additional information letter dated 15th March 2017.*

The BPS will have a Gross Internal Area of approximately 3,350m² and will eventually accommodate up to 630 pupils. Teaching and support staff is to total 59 on full occupation predicted to be in 2022. The application also features additional elements including a new drop-off / pick-up area providing circa. 86 spaces, new and / or enhanced pedestrian access points from surrounding residential streets, an improved site access and junction with Dryclough Road and enhances walking routes on Dryclough Road in the immediate vicinity of the site access.

Existing Conditions:

The existing Moor End Academy has approximately 1000 students. There is a single vehicular access off Dryclough Road providing access to a 110 space car park for staff use. There is also a pre-school nursery on-site. The car park is fully utilised on a typical day. Servicing of the site is also through this access and generates approximately 10 deliveries per day with refuse collections typically twice per week.

The applicant has undertaken surveys of vehicular and pedestrian movements along Dryclough Road and on-street parking within a 500m radius of the main site access junction to ensure that the current baseline conditions are understood. Traffic volume, pattern and timing of traffic associated with the operation of the Moor End Academy are not expected to change. This is characterised by staff arrivals spread over a period well before the school start time and well after the school finish time. A total of 88 two-way vehicles were counted entering / exiting the school in September 2015. The propensity for students to walk to school from the local catchment area is high and drop

off activity along Dryclough Road is limited. Surveys show that the level of on-street parking associated with drop-off reached 32 vehicles in the AM period and 41 vehicles in the afternoon pick-up period.

Proposed Vehicular Access Arrangements:

The existing access is proposed to be widened to 6.0 metres and new kerb radii of 15 metres provided to accommodate the intensified use of this access. It is also proposed to increase the 'School – Keep Clear' yellow line markings to maintain the required sight lines of 2.4 x 43 metres.

Proposed Traffic Flows:

It is noted that there is a greater degree of drop-off / pick-up associated with a primary school due to the age of the children. The new BPS will share the same catchment area as Oakes Primary School and Dryclough Infants School and therefore these existing schools provide good models for estimating the mode of arrival that can be expected at BPS. This suggests that 48% of pupils will walk, 45% will arrive by car and 6% will arrive by bus. Translating this into car numbers, after allowing for siblings at two per car, equates to an estimate of 171 car trips generated upon full school roll.

The take up of school places will be on a year by year basis as follows:

- September 2017 – approximately 180 pupils;
- September 2018 – approximately 270 pupils;
- September 2019 – approximately 360 pupils;
- September 2020 – approximately 450 pupils;
- September 2021 – approximately 530 pupils;
- September 2022 – approximately 630 pupils.

The catchment area has been divided up into four distinct areas which, if equally split, will be the origin of 42 vehicles each. These areas exhibit a variety of routes available to access the school and therefore the impact of the extra traffic at key junctions is expected to be minimal. The use of breakfast and after school clubs on the site will further reduce the impact at the peak times.

Accidents and Safety:

An analysis of the most recent five year accident statistics have been presented by the applicant. These show a low level pattern of accidents, particularly at the main junctions along Dryclough Road. Some accidents have occurred involving children stepping out into the road but none have occurred in the vicinity of the proposed site access. It is expected that the primary school children will be accompanied to the school and therefore risks of accidents will be minimised.

Proposed Parking Arrangements:

A new car park is to be formed on the north side of the access road. This is to act as a direct replacement for the existing 110 space car park for Moor End Academy staff use. The vacated space will then be used to provide a new drop-off / pick-up area and car park for the new primary school accommodating 86 spaces. The worst case scenario is that all vehicles arrive at the same time which equates to 171 cars which would mean that 85 cars

would have to park on-street outside the school premises. The applicant has demonstrated that this level of parking can be accommodated on-street within a 500 metre radius of the school entrance. However, for the reasons explained above, the rate of arrival and pick-up is expected to be spread over a longer period and it is expected that most of the drop-off / pick-up will be achieved within the school premises.

Pedestrian Access Routes:

The pedestrian access routes adjacent to the main site access provide segregated access. These main pedestrian access routes are supplemented by proposals for enhances or new access from Woodside Road, Gilbert Grove, Waterwheel Rise and Dryclough Road.

Servicing Proposals:

Servicing activity associated with the new primary school is expected to be minimal and coordination with the servicing of the existing Moor End Academy will minimise servicing trips. A management plan is to be prepared that will control when servicing can take place to maintain public and pupil safety.

On-Site Issues:

Swept path analysis has been presented by the applicant to demonstrate how coach access and refuse vehicles can be accommodated within the site. The layout of the site is such that the swept paths for these vehicles does rely on overrunning some of the parking spaces. This is acceptable providing that management of parking is provided.

Travel Planning:

A travel plan framework has been submitted with the application. The framework is accepted and a full travel plan for the whole site (BPS and Moor End Academy) is required within three months of first opening and thereafter annually in perpetuity.

The likely transport impacts of the proposal to establish Beaumont Primary School within the site of Moor End Academy have been investigated. The measures proposed including staggered start and finish times, before and after school clubs, provision and management of a drop-off / pick-up facility, the improvement to the site access junction and road and the establishment / enhancement of pedestrian access points all contribute to minimising as far as possible the impacts of the development. On this basis, Kirklees Highways consider the proposals acceptable, subject to suitable conditions.

Drainage issues

- 11.19 The site is located within Flood Zone 1 of the Environment Agency Online Flood Map. The proposed new building is identified as a 'Non-residential use and is a educational establishment. The development is therefore classified as a 'More Vulnerable' type of development which is considered to be a appropriate form of development within Flood Zone 1 and 2. The requirements of the Sequential Test are satisfied. An Exception Test is not required.

- 11.20 The risk of flooding from groundwater or public sewers is low and there are no reservoirs, canals or other artificial sources identified close to the development site that may cause flooding. A drainage strategy document has been provided detailing the proposed method of surface water disposal which incorporates Sustainable Drainage System (SuDs) solutions and includes an additional 30% allowance for anticipated future climate change. The councils drainage department were consulted and they raise no objections subject to conditions regarding soakaways and drainage and advise that further testing is required at detailed design stage to determine whether to use infiltration or not.
- 11.21 Formal consultation with Sport England during the course of the application resulted in a holding objection subject to the following:
- Floodlights added to the designs and planning permission operating hours enable evening and weekend use.
 - A Community Use Agreement is in place and agreed with Sport England, Kirklees Council and West Riding County FA.

Consequently the applicants amended the application to include floodlights and proposed community use for the 3G sports pitch.

Representations

- 11.22 The responses below address the representations not covered within the main body of this report.
- 11.23 Dryclough road is now a no go zone at the start and end of the school day. Traffic at this time is erratic and congested and drives regularly blocked. Car engines left idling while parents waiting for pupils causing pollution
- Response*
- The mitigation measures proposed to reduce congestion at peak times include staggered start and finish times, before and after school clubs, provision and management of a drop-off / pick-up facility. Highways have not objected on grounds of congestion.
- 11.24 The roads are not set up in such a way that lends itself to the amount of schools already in the area and certainly not more.

Response

The new BPS will share the same catchment area as Oakes Primary School and Dryclough Infants School and therefore these existing schools provide good models for estimating the mode of arrival that can be expected at BPS. This suggests that 48% of pupils will walk, 45% will arrive by car and 6% will arrive by bus.

- 11.25 An increase of noise levels from extra cars, buses, children and parents travelling to and from the school. Loss of amenity for residents as to be able to go about our daily business.

Response

The level of noise attributed to the development is likely to peak at key times corresponding with the start and leaving times of the schools. The levels are not considered likely to have such a significant impact on residential amenity at these times that would justify a refusal of planning permission.

- 11.26 Speeding traffic along with congestion is a particular hazard at the Dryclough/Woodside cross roads junction.

Response

The Highways department considers that the development is acceptable from a highway safety aspect.

- 11.27 The community will lose urban green space by building on the playing fields, Loss of visual amenity and access to playing fields

Response

The proposed erection of a new primary school building within this existing school site is considered to be necessary for the continuation and enhancement of the established educational use, for it to continue to serve the needs of Kirklees residents. The principle of erecting a new Primary School building is considered to be acceptable and in accordance with policy D3 of the UDP. A significant amount of playing field will still be available even with the new school.

- 11.28 Do the statistics warrant a school of this size being sited here that does not seem to have the catchment area to justify it?

Response

One of the areas where there is a need for school places is in the Huddersfield South West area. Over the academic years 2014/15 to 2016/17 between 840 and 1260 places are required. Existing primary schools are overstretched already and often it is not feasible to extend these further. This has led to the consideration by Kirklees Council to build a new primary school provision in conjunction with the existing High School at Moor End Academy.

- 11.29 Loss of the public access playing fields has not been considered. Where will these be replaced locally?

Response

The applicants submitted a playing pitch strategy report which justifies why the proposal provides adequate replacement pitches. The construction of a new all-weather pitch on the site of Pitch 1 will offset the loss of the Redgra pitch, and result in an improvement to Pitch 1. An all-weather pitch will improve delivery of the school PE curriculum by providing a playing pitch facility that can be used when weather conditions make existing pitches unsuitable. A significant amount of the remaining playing fields will remain accessible to the public.

- 11.30 Drastic decrease the living standards of the local community to put in place a school where there is already 2 readily available.

Response

The potential harm to existing levels of residential amenity for occupants of residential properties has been considered by the council's Environmental Services department who have advised that subject to conditions they have no objections to the scheme.

- 11.31 The area local to Crosland moor, Beaumont Park has not had a significant increase in housing building to warrant the new school.

Response

The justification for the new primary school in terms of demand for school places is included within the Design & Access Statement and is referred to in the main body of this report.

- 11.32 The school has spoken about its reach out to the community and its overwhelming support. Our property is adjacent to the main pedestrian entrance to the school and we were not once notified, spoken to, or consulted in any way or form about their plans.

Response

The applicants submitted a statement of community involvement which states that approximately 1,200 leaflets were distributed including hand delivered leaflet drops to local residents, including all neighbouring streets to the site i.e. Dryclough Road, Woodside Road, Walpole Road and Moor End Road. Leaflets were also provided to local schools including Moor End Academy and Existing Beaumont Primary Academy so that pupils could take them home to parents. Whilst community engagement has clearly been undertaken prior to the application being submitted it will not reach all the local residents within the locality.

- 11.33 We already have to vacate our garden when people are playing ball due to the language and people climbing over the fences. So would we have this to look forward to.

Response

The potential harm to existing levels of residential amenity for occupants of residential properties has been considered by the council's Environmental Services department who have advised that subject to conditions they have no objections to the scheme.

11.34 The floodlights shining towards our house in the evenings.

Response

The Environmental services department have assessed the details of the proposed floodlights around the 3G sports pitch and recommend a condition controlling times of operation of the floodlights so to protect residential amenity.

11.35 Several statements made within the Planning Statement, prove that a new 630 place school is not justified in this location:

Paragraph 5.5 states "Kirklees is aiming on creating extra capacity for between 840 and 1260 new primary places in Huddersfield North, North West, West & South West in 3 new schools."

- 630 places have been created at Royds Hall School
- Clare Hill (in HD1 which does need schools) will provide a further 420 places
- The third school therefore needs to be 210 places (maximum)

Response

This evidence should be weighed against the justification for demand for the school previously referred to within the report. Further comments will be made in the planning update.

11.36 The Planning Statement states that there is an Ecological Report submitted with the application however this is not to be found on the Kirklees Planning website for 2017/90155.

Response

The planning statement incorrectly stated an ecological statement was submitted with the application. Whilst an ecological report was not required for the submission the applicants did submit one further into the process.

Planning obligations

11.37 No contributions are triggered as a result of this development.

Other Matters

11.38 Community Consultation:

11.39 Details of the community consultation exercises by the applicants are included within the Statement of Community Involvement document dated January 2017 that was submitted with the application. The public exhibition was held on 13 October 2016 at Moor End Academy. Approximately 1,200 leaflets were distributed including hand delivered leaflet drops to local residents, including all neighbouring streets to the site i.e. Dryclough Road, Woodside Road, Walpole Road and Moor End Road. Leaflets were also provided to local schools including Moor End Academy and Existing Beaumont Primary Academy so that pupils could take them home to parents.

11.40 Local Councillors were invited to the public exhibition and have been made aware of the proposals. Banners and boards presented the proposals, and the project team were on hand to answer questions.

11.41 Attendees at the public exhibition were invited to complete a questionnaire and return when leaving the event. 40 questionnaires were returned. The following questions were asked as part of the consultation:

- 1) Do you support the proposed new school on this site?
- 2) What do you like or dislike about the proposed development?
- 3) What do you think could be improved?

11.42 16 attendees confirmed their support for the proposed new school (40%), 14 attendees said they do not support the redevelopment of the site (35%), three did not know (7%), and 7 respondents did not answer the question (18%). Questions 2 and 3 raised the following issues relating to the proposed development:

- Increase in traffic, concerns of excessive parking
- Location of proposed school
- Design of the school
- The impact of the proposed school on the amenity

11.43 Positive comments were made including:

- Support for the development
- Good design
- Acknowledgement of need for a new school
- Creation of jobs

12.0 **CONCLUSION**

12.1 the NPPF states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. The proposed erection of a new primary school building within this existing school site is considered to be necessary for the continuation and enhancement of the established educational use, for it to continue to serve the needs of Kirklees residents.

12.2 Consideration has been given to the objections raised particularly on the grounds of adverse impacts upon highway safety, levels of congestion and parking provision. The existing highway network is adequate for the increase in traffic associated with the development. Measures are proposed to minimise the potential impacts upon users of the highways surrounding the site and occupiers of residential properties within the vicinity of the proposed development. The location of a primary school on an existing school site is considered to be a more appropriate location with existing sports pitches than a new site with no existing infrastructure.

12.3 CONDITIONS (Summary list. Full wording of conditions including any amendments/additions to be delegated to the Head of Development Management)

1. 3 year Time Limit
2. Development in accordance with approved plans
3. Highways requirements
4. Sport England requirements
5. Environmental Services
6. Yorkshire Water
7. KC Drainage requirements
8. Tree Planting scheme
9. Noise
10. Use of floodlights
11. Contaminated Land requirements
12. Removal of existing modular classrooms

Background Papers:

Application and history files.

<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2017%2f90155>

Certificate of Ownership – Certificate B and Notice served