
Report of the Head of Planning and Development

STRATEGIC PLANNING COMMITTEE

Date: 21-Oct-2021

Subject: Planning Application 2020/90640 Formation of artificial grass pitch with associated features, including eight 15m high floodlights, fencing up to 4.5m, pedestrian circulation and access route, vehicular maintenance and emergency access with Springwood Road, erection of store, grass mounds, retaining structures and landscaping works Holmfirth High School, Heys Road, Thongsbridge, Holmfirth, HD9 7SE

APPLICANT

Malcolm Galloway,
Finance Manager,
Holmfirth High School

DATE VALID

27-Feb-2020

TARGET DATE

28-May-2020

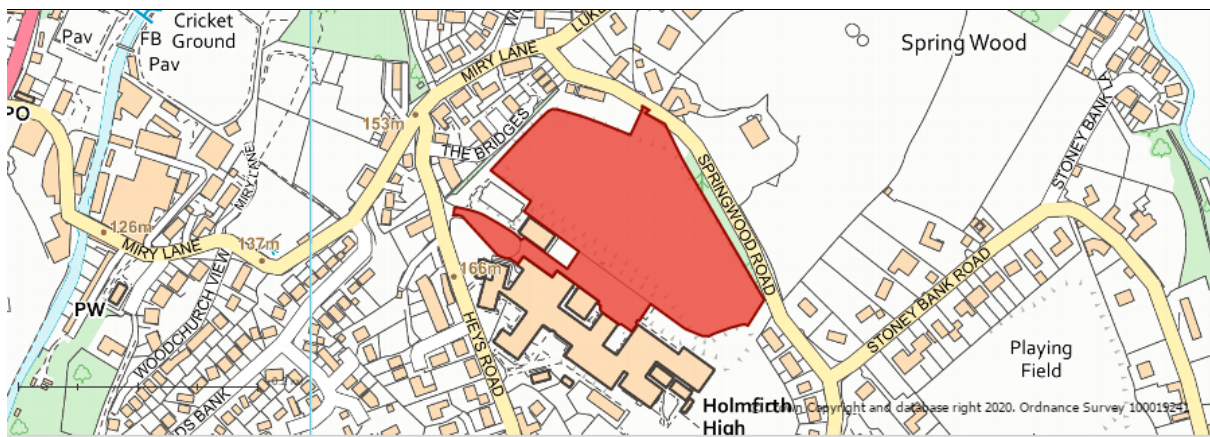
EXTENSION EXPIRY DATE

29-Jan-2021

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: Holme Valley South

Ward Councillors consulted: Yes

Public or private: Public

RECOMMENDATION:

DELEGATE approval of the application and the issuing of the decision notice to the Head of Strategic Investment in order to complete the list of conditions including those contained within this report.

1.0 INTRODUCTION:

- 1.1 This is a full planning application seeking the formation of artificial grass pitch with associated features, including eight 15m high floodlights, fencing up to 4.5m, pedestrian circulation and access route, vehicular maintenance and emergency access with Springwood Road, erection of store, grass mounds, retaining structures and landscaping works.
- 1.2 The application is brought to committee as it seeks non-residential development that has a site area in excess of 0.5ha, in accordance with the Council's delegation agreement.
- 1.3 The application was presented to Strategic Planning Committee on the 26th August 2021, where the committee resolved to defer the application to enable further discussions to take place with the applicant with regards to the following matters:
- The proposed parking provision for users of the facility and its impacts on Springwood Road and highway network (Please refer to paragraphs 10.46-10.52).
 - Drainage system - given comments regarding incidences of flooding nearby -a more sophisticated drainage solution may be required than the soakaways proposed (Please refer to paragraphs 10.53-10.61).
 - Community Use - details of the clubs/teams that will be using the facility and the community usage agreement with Sport England (Please refer to paragraphs 10.76-10.77).
 - Charges /cost for users of the facilities
 - Times of operation - detail clarifying when the community use will commence and school use will finish (Please refer to paragraphs 10.76-10.77).
- 1.4 A Planning Supporting Addendum (PSA) in response to the issues raised and is available on the Council's website (https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/filedownload.aspx?application_number=2020/90640&file_reference=899366).

2.0 SITE AND SURROUNDINGS:

- 2.1 Holmfirth High School is a secondary school with various connected buildings and structures first constructed in the 1960s, with associated playing fields, playgrounds and car parking. Holmfirth Community Sports Centre also forms part of Holmfirth High School and offers sports facilities available to the public at evenings and weekends. The main access to the School and Sports Centre are via Heys Road, although pedestrian access can be achieved to the site via north west adjacent to the Coop store.
- 2.2 The application site forms part of the Holmfirth High School planning grounds adjacent to Springwood Road, with the red line boundary consisting of grass playing fields, the school's car parking area and the access with Heys Road.
- 2.3 The site measures approximately 0.91 hectares and generally falls from south to north, with Holmfirth High School buildings defining the site's southern boundary at 165m AOD and Springwood Road to the north at 155m AOD. However, the playing fields are on a level plateau.
- 2.4 3-storey houses associated with 'The Bridges' constructed in the 2000's and set on lower ground at 155m AOD, form part of the site's western boundary.
- 2.5 Springwood Road is primarily used by residential traffic and properties can be found both sides of the road. It also serves a Coop store and takeaway, which abut the playing fields. There are open views of the playing fields from Springwood Road and a stone wall denotes its boundary, a number of mature trees also can be found on the playing field's north-eastern boundary, set behind the wall. In addition, a number of dwelling houses can also be found further east of the site boundary at Springwood Road.

3.0 PROPOSAL:

- 3.1 The application proposes to replace the majority of the grass playing field with the installation of an Artificial Grass Pitch (AGP) covering 0.742 hectares, with 106 metres in length by 70 metres in width field of play with pitch markings to accommodate a variety of sports pitches. The AGP would consist of a 3G artificial grass, partially in-filled with silica sand (for stability) and SBR (for performance), coloured grass green.
- 3.2 The proposal also includes:
- 4.50m high ball stop fencing and entrance gates, coloured RAL6005 Moss Green;
 - 1.20m and 2.00m pitch barrier and entrance gates, coloured RAL6005 Moss Green;
 - Eight 15.00m high sectional octagonal base-hinge steel masts finished galvanised (Z275) self-coloured, mounted with sixteen LED three-module luminaires finished raw aluminium;
 - (2.529m high x 6.06m long x 2.44m wide) maintenance equipment store coloured RAL6005 Moss Green;
 - 5.00m high level approach (clean access) and external steps with pedestrian handrails
 - Vehicular maintenance and emergency access with Springwood Road
 - Retaining structures

- Hard standing areas to be black/grey coloured porous asphalt surfacing for pedestrian access, circulation and goal post storage areas
- Soft landscaping works, including 1.2m high grass mounds

3.3 The site is to be used by pupils, local community groups and sports clubs.

3.4 The proposed hours of use are:

1st October – 31st March:

Monday - 09:00 to 20:00 hours
 Tuesday - 09:00 to 21:00 hours
 Wednesday - 09:00 to 21:00 hours
 Thursday - 09:00 to 21:00 hours
 Friday - 09:00 to 19:00 hours
 Saturday - 09:00 to 17:00 hours
 Sunday - 09:00 to 14:00 hours
 Closed Bank Holidays

1st April - 30th September:

Monday to Friday - 09:00 to 20:00 hours
 Saturday - 09:00 to 14:00 hours
 Sunday - Closed
 Closed Bank Holidays

With an additional 15 minutes to the proposed times above for the Artificial Grass Pitch to be locked up and for safe egress from the site, with the floodlights to be extinguished after this period. The core school hours shall be from 09:00 to 18:00 Monday to Friday during school term time.

3.5 Supporting information provides the following details regarding the purpose of the proposals: *“This proposal offers an ideal opportunity to introduce a ‘state-of-the-art’ Artificial Grass Pitch (AGP) to be enjoyed by students and local community sports clubs and groups visiting Holmfirth High School. The plan is to increase grassroots football development at the school and to encourage whole-life sport for young aspiring footballers via enhanced pathways into open-age football. The journey from mini-soccer to open-age football will be achieved via links between the school and local clubs made stronger with the proposed AGP; and via prearranged and structured community access. This will continue the school’s long history of providing facilities for its students and the local community, where there is significant demand for the facility within Holmfirth. The proposed AGP has the ability to enhance health and wellbeing (subject to a community use agreement) can be considered as beneficial material planning considerations.”*

4.0 RELEVANT PLANNING HISTORY (including enforcement history):

4.1 Holmfirth High School has numerous planning permissions. These include new temporary school buildings, permanent extensions and general alterations. None are considered relevant for this proposal.

- 4.2 In terms of the surrounding area, the following planning permissions at land adjacent to Wooldale Co-operative Society, Springwood Road, Thongsbridge, Holmfirth, HD9 7SN are considered relevant to this proposal:

2017/90641 - Formation of carpark - Granted under Reg.3 General Regulations 1992 (03-Aug-2017)

2020/92122 - Formation of 21 space car park and boundary fence - Granted under Reg.3 General Regulations 1992 (18-Jan-2021)

5.0 HISTORY OF NEGOTIATIONS (including revisions to the scheme):

- 5.1 There has been no pre application enquiry in relation to this proposal.
- 5.2 During the course of the planning application, numerous discussions have taken place between officers and the applicant seeking additional information regarding the principle of development, biodiversity impacts and securing a net gain, drainage, flood risk, landscape and visual impacts, noise and floodlighting.
- 5.3 The proposal initially proposed hours of use of 09:00 – 22:00 Monday to Friday and 09:00 - 17:00 Saturday, Sunday and Bank Holidays, however, these were changed after concerns raised by officers and members of the public.
- 5.4 In response to the reasons for deferral by strategic planning committee, a Planning Statement Addendum was submitted by the applicant's agent.

6.0 PLANNING POLICY:

- 6.1 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 statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

Kirklees Local Plan (2019):

- 6.2 The site is an Urban Green Space (Reference: UG456) on the Local Plan Policies Map, named: "Sycamore Recreation Ground & Holmfirth High School, Thongsbridge"
- 6.3 The relevant policies for this proposal are:

LP1 – Presumption in favour of sustainable development
LP2 – Place shaping
LP3 – Location of new development
LP20 – Sustainable travel
LP21 – Highway safety and access
LP24 – Design
LP27 – Flood risk
LP28 – Drainage
LP30 – Biodiversity and geodiversity
LP32 - Landscape
LP33 – Trees
LP34 – Conserving and enhancing the water environment

LP47 – Healthy, active and safe lifestyles
LP49 – Educational and health care needs
LP50 – Sports and physical activity
LP52 – Protection and improvement of environmental quality
LP56 – Facilities for outdoor sport, outdoor recreation and cemeteries
LP61 – Urban green space

Supplementary Planning Guidance / Documents:

6.4 The following are Supplementary Planning Guidance / Documents relevant to the proposal:

- Kirklees Council Playing Pitch Strategy
- Sport England Playing Fields Policy and Guidance Document (March 2018)
- West Yorkshire Air Quality & Emissions Technical Planning Guidance (2014)
- Highways Design Guide Supplementary Planning Document (October 2019)
- Climate Change Guidance for Planning Applications (June 2021)
- Biodiversity Net Gain Technical Advice Note (June 2021)

6.5 Sport England have also a number of relevant guidance documents:

- Planning For Sport Guidance: Guidance on how the planning system can help to provide opportunities for all to take part in sport and be physically active (June 2019).
- Artificial Grass Pitch (AGP) Acoustics - Planning Implications; New Guidance for 2015
- Artificial Sports Lighting; Updated guidance for 2012

Neighbourhood Development Plan

6.6 The Holme Valley Neighbourhood Development Plan has reached an advanced stage of preparation and the independent Examiner's Report has been received. Although the plan has yet to be subject to a referendum in the affected area, it is a material planning consideration in decision making and weight has been attributed in accordance with NPPF (July 2021) paragraph 48. However, until it has been to referendum (4th November 2021) and is adopted it has limited weight in the decision-making process.

6.7 The emerging Policy relevant to this application, following receipt of the independent Examiner's Report which are to be put forward to referendum, including key considerations from these Policies, are:

Policy 1: Protecting and Enhancing the Landscape Character of Holme Valley
"Overall, proposals should aim to make a positive contribution to the quality of the natural environment"

Policy 2: Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design

"Proposals should be designed to minimise harmful impacts on general amenity for present and future occupiers of land and buildings" and [proposals] "should protect and enhance local built character and distinctiveness and avoid any harm to heritage assets..."

Policy 3: Conserving and Enhancing Local Heritage Assets

“When designing development proposals for all local heritage assets (positive contributors and (once formally identified) non-designated heritage assets), owners and developers should have regard to conserving the significance of the asset and the components which positively contribute to its character or appreciation as a heritage asset.”

Policy 9: Protecting and Enhancing Local Community Facilities

“1. Proposals to create, expand or alter schools will be supported, particularly where the proposal will assist the retention of small community-based schools.”

Policy 11: Improving Transport, Accessibility and Local Infrastructure

“Traffic Management and Design; Accessibility and Infrastructure and Parking Provision and Standards”

Policy 12: Promoting Sustainability

“All new buildings should incorporate technologies which generate or source energy from renewable, low carbon sources”

Policy 13: Protecting Wildlife and Securing Biodiversity Net Gain

“All development proposals should demonstrate how biodiversity will be protected and enhanced”.

National Planning Guidance:

- 6.8 National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF), revised on 20th July 2021, and the Planning Practice Guidance Suite (PPGS), first launched 6th March 2014, together with Circulars, Ministerial Statements and associated technical guidance, such as the National Design Guide published October 2019.
- 6.9 The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.
- Chapter 2 – Achieving sustainable development
 - Chapter 4 – Decision-making
 - Chapter 8 – Promoting healthy and safe communities
 - Chapter 12 – Achieving well-designed places
 - Chapter 15 – Conserving and enhancing the natural environment

7.0 PUBLIC/LOCAL RESPONSE:

- 7.1 The planning application was advertised via six site notices posted on 18/03/2020, an advertisement in the local press dated 27/03/2020, and letters were sent to addresses adjacent to the application site. This is in line with the council’s adopted Statement of Community Involvement.
- 7.2 A total of 47 letters of representation were received, and redacted versions are available online. Some representations provided several responses. The following is a summary of the points raised:

Letters of support (37no.):

- This facility will have a positive impact on the local community and the school, increasing social interaction for all ages and enhancing local amenities.
- There is already a massive shortage of these playing surfaces throughout Kirklees, so this would be a welcome and much needed facility (There is no equivalent facility in the Holme valley), nearest one over 20 minutes a drive away.
- There is significant growth in the Holme valley, new houses, more people, more council tax but with a limited and below standard access to sports and Leisure facilities. This area desperately needs this.
- The facility will enable the local community to play football and sports all year around no matter the weather.
- Top quality surface as the grass pitches in Holmfirth are generally of poor standard, many of which are overplayed and unusable for long periods in the winter months.
- This will encourage children and adults to take up a sport when something of this standard is within local reach
- Great facility for local clubs to access, such as Holmfirth Town youth teams.
- Holmfirth Town is a thriving football club and with the new facilities they will benefit greatly.
- Will help to expand the girls football teams.
- More football games will be able to be played, instead of cancelled games due to waterlogged existing pitches – large percentage cancelled.
- Supports the Holmfirth Town vision of 'sport for all.'
- Encourage children to access sports for years to come.
- It will benefit the children and the wider community's health and social wellbeing.
- It will support children to live a healthy lifestyle and promote exercise and outdoor play in all weather.
- This facility will help to tackle child obesity.
- As it is on the grounds of the high school and away from houses, I believe it will not affect the aesthetics of the surrounding area.
- It will bring much needed extra income for the Council and the school as it could be hired out to the local community, which could be reinvested into Holmfirth.
- It will help the school deliver the physical education curriculum.
- The design and site position looks well considered, and would certainly not cause any negative affect on the character of the area.

Letters of objections (8no.):

- Numerous references made to the Holme Valley Neighbourhood Plan and Kirklees Local Plan as to why the proposal is unacceptable.
- Children already kept up by the noise from the existing pitches and this will only add to this.
- Floodlights
- Additional traffic will park on nearby cul-de-sacs.

- Parking restrictions must be made on local roads to stop the overflow of cars in the provided car park.
- The value of my property will decrease.
- The neighbour representations do not appear to be from neighbours and appear to be orchestrated, if so there is no validation or governance to support these comments.
- Concerns regarding the management of the site outside of school hours and the quality of life of local residents is already affected by litter; cannabis smoking; parents leaving their engines running; unlit and dangerous car parking area; speeding vehicles performing doughnuts in the car park; children climbing over the barrier between the edge of the school field and The Bridges, which would be lethal.
- Concerns regarding the height, length and need for a 4.5m high perimeter fencing and if there is a need, could it be reduced to 1.8m high or 2.5m high max. to reduce its overbearing impact.
- Good CCTV and better signage would deter dog walkers from going onto the site at all and deter acts of vandalism thereby minimising the need for any fencing.
- Being open until 10pm Monday to Friday is too late on an evening. Sometime between 8.0 to 8.30 pm should be the latest and 3.30 to 4pm on Sundays. This is only fair and reasonable given the increase in noise and light to be expected from being open to all local clubs etc. At present there is no noise from this pitch on an evening, but we do hear shouting from the existing artificial pitch on an evening which is about 200 metres from us. The new pitch is only some 50 metres away from us. We believe that during the longer school holidays Easter and Summer etc the facility should be closed so we can all enjoy a break from the noise.
- The proposal particularly with the proposed mounds, together with the proposed car park, would cause rainwater overspill onto Springwood Road.
- The flood lights will be most unattractive and very significant during the daytime as well as the dark nights.
- Very substantial change and apart from the pitch itself, it is going to be most unattractive and much noisier outside school hours.
- Given the large number of elderly residents living in the properties close to the proposed development site, it seems unlikely they will be given a fair or proper opportunity to consider the proposal and lodge any comments due to 'lockdown.'
- The proposed car park at the Coop is too small for this proposal, unless yellow lines are painted on Springwood Road.
- The technical document for floodlighting is unclear as to whether or not my property will be affected.
- Noise from exercise classes which take place inside the school hall are intrusive at times. This is difficult to reconcile with claims made in the application, given that the proposed pitch is nearer my house than the school hall, and is outside. The proposed late closing time would make this worse.
- The trees planted about 20 years ago on the school side of Springwood Road must be preserved (and possibly augmented) to reduce noise and light problems.
- Management and supervision of the facility was not mentioned. This would be an issue because disruptive and anti-social behaviour by a minority would inevitably happen.

- Traffic in surrounding streets would increase making the need for traffic calming measures even more necessary.
- Concern about for the proposed running track/athletics facilities at Little Wembley – there are no parking facilities at this site and surrounding streets already suffer from double parking and related highway safety issues.
- Loud swearing coming from the pitch is a concern on evenings.
- Inevitable increase in traffic to an already very busy and noisy Springwood Road is very concerning. The ever increasing new build housing estates such as Redrow on Stoney Bank Lane have recently added to this.
- There should be traffic calming and parking restrictions on Springwood Road.
- Who is going to manage the proposed unlit and hidden from view car park outside the Coop.
- There is already significant noise during the evenings coming from the existing facilities.
- The increased level of traffic and road safety to an unreasonable hour - 10pm.
- The proposed location is situated in an elevated position and as such adding 4.5m fencing and 15m high floodlights is not suitable for this site.
- The natural views for residents of Holme Valley would be restricted by high fencing.
- The use of floodlights and potential high noise levels until 10pm in a densely populated area is unsuitable.
- Whilst 4.5m fencing appears high it is inevitable that a football will frequently be kicked over this fence onto Springwood Road.
- There are more appropriate locations for this proposed development away from housing.
- Stoney Bank Road already has significant parking from Little Wembley football games over and above safe levels.
- Is it suggested that parking is contained within the school grounds and does this consider night classes, no of spaces required and overflow parking?
- Lux and dB levels should be assessed indicating the impact on neighbouring properties.
- Access onto Springwood road is hazardous. This road which has been subject to recent safety reviews - pedestrian fatality, traffic calming measures, narrow pavements, high traffic levels.
- The proposed drainage does not take into consideration the existing situation where surface water frequently overwhelms the capacity of the school grounds and spurts from the school field boundary onto Springwood Road – the road drainage is unable to cope and run-off through local properties.
- Light pollution will impact on trees, wildlife, views, users of footpaths and will spoil the natural enjoyment of the night sky for local residents.
- Unacceptable noise pollution levels during the day and at night for the front of neighbouring residential properties.
- Unacceptable level of traffic and parking on roads that are already overcrowded, historic road widths, bends, restricted views and impinging buildings. Together with a recent housing development at Stoney Bank Road and parking at the Coop will have an adverse impact on highway safety.
- Unacceptable local footpath access and provision to the site.

- In the fields adjacent to the school there is an abundance of wildlife that will be negatively affected by this proposal.
- Local Development Plan does not recognise a need for the lack of an AGP football pitch in the local area.
- If the AGP is required why does it have to be fenced off from the public and why does it need to be floodlit?
- Would it not be possible to invest in improving the current pitches and leaving them open to the public to use during the evening and at weekends?
- This development significantly reduce the Urban Green Space area replacing it with an area which does not have the same benefits.

7.3 In response to the consultation, the applicant submitted amended plans and/or additional documentation to address the concerns raised. Comments were invited from neighbours adjacent to the site and interested parties who had commented previously in a letter dated 14/12/2020. Public consultation ended on 07/01/2021.

7.4 10 letters of representation were received, and redacted versions are available online, majority of which raised concerns. The following is a summary of the points raised:

- Nothing appears to have changed and the objections have not been overcome.
- Numerous references made to the Holme Valley Neighbourhood Plan and Kirklees Local Plan as to why the proposal is unacceptable.
- There are more suitable pitches within the Holmfirth area for this type of proposal.
- The proposed artificial pitch would be suitable for football but not be suitable for other games such as hockey – it should be a multi games area.
- Adverse impact on residential amenity in terms of noise, traffic and flood lighting (lighting pollution/spillage), particularly at evenings and weekends.
- Adverse impact on highway safety due to narrow roads and lack of parking.
- I do not want to hear noise from the proposed pitch at any time after 8pm Monday to Saturday and 4pm on Sundays.
- The pitches should not be in use all year around. There should be 'rest periods' where no noise occurs from the pitch area for example during the Summer Holidays where residents are out in their gardens more often than not.
- The Coop car park will be full of football supporters so will be denied to the local residents.
- There are concerns about the noise impacts, some of which are unknowns, which could be life changing for residents.
- I could understand a grandiose scheme like this if Holmfirth High School was a Sports academy ,which is certainly is not.
- For the other School sports the students will have to cross dangerous narrow roads to get to the other sports site. This artificial pitch should have been built there.
- Concerns regarding the existing unsuitable street design and enclosure, highway capacity and safety issues for Springwood Road and Heys Road.
- The site and Springwood Road already suffers from flooding during heavy rainfall and the loss of a grass pitch will exacerbate this issue.

- Excessive height of the fencing and lighting poles provides a very hard aspect rather than an open green space which is calming and well used by local families and children to exercise on - it came onto its own during Covid lockdown this summer.
- No compensation for the loss of a green open space and its impact on wildlife.
- I would welcome a scaled down proposal. Less pitches with shorter opening hours /fences and lighting poles - with adequate parking.
- Councils have been urged to limit the impact of artificial lighting by the Campaign to Protect Rural England (CPRE).
- This light pollution will spoil the natural enjoyment of the night sky for all local residents.
- The erection of more lighting on raised ground at such height are certain to impact greatly on residents – what design considerations have been undertaken?
- Noise and light pollution will have an adverse impact on local wildlife (e.g. badgers, deer, buzzards, owls, foxes and bats) using dark habitat corridors.
- The sports court already in situ is constantly trespassed during hours out of service with little to no interference by the school or the facilities company managing the complex. What security considerations are in place for the new complex?
- The sport court already in use causes a nuisance sound when in use. The ball crashing against the fencing, the loud voices, music and accompanying vehicles. I expect a significant uplift in all these with any new facility.
- There is already inadequate parking and on-street parking issues for extra curricular activities at the school. There appears to be no excess vehicle activity due to the rise in use.
- There are already parking and traffic problems associated with Little Wembley, which this will worsen.
- If the intent was merely to improve the usability of the facility then this could be accomplished through improved drainage for the existing pitches on this site
- Whilst all this work is undertaken I would like the poor drainage on the land to the west of the pitch to be addressed.
- When it rains heavily the water literally forms a waterfall through the wall that forms the boundary between the school field and Springwood Road.
- Most of that water ends up in my garden as it does not reach the drain in the pavement due to the camber of the pavement.
- No evidence that the this proposal takes into account local knowledge of surface water already.
- Flood risk of the road and nearby residential properties, which is likely to worsen with climate change.
- The application incorrectly suggests that there is no such detriment, by focusing on the much more distant Holmfirth Road school boundary, this ignores the effect from other positions closer to the site – and in particular from the walkers' route through the trees adjacent to Springwood Road.
- The 15m high flood lighting is out of character with the semi-rural populated area.
- The proposal to build fenced off AGP pitches on current Urban Green Space land will restrict community access to the land -it will not increase it.
- The proposal would see the majority of local users unable to access the running tracks and football pitches and grassland which are currently available to all free of charge outside of school usage – contrary to Sport England advice.

- If there is funding for an AGP available, and this is required, where is the stated requirement for it to be fenced off from the public and why does it need to be floodlit?
- Would it not be possible to invest in improving the current pitches and leaving them open to the public to use during the evening and at weekends?
- This development significantly reduces this UGS area replacing it with an area which does not have the same benefits.
- Statement and photographs included showing the drains on Springwood Rd flooding. Photos of the overflow sewage from the drain outside of numbers 44 and 46A

7.5 Holme Valley Parish Council support the proposal.

7.6 During the course of the planning application, ward members were consulted and provided the following responses.

Cllr Donald Firth: I don't think that all the residents that are classed as interested parties have been informed. I would like this plan brought to a Planning Committee, to give it an airing, Reason we are still waiting for the go ahead of the Car Park, which has been in obeyance for the last 14 years

Cllr Nigel Patrick: Agree this facility would be of great benefit but would request if the following issues can be overcome:

1. There has been a surface water flood problem for some time, with run off from the playing fields affecting properties on Springwood Road. If that can be addressed that would be a positive.
2. Highways need to address parking on Springwood Road. I suggest there has to be a condition preventing parking on Springwood Road. Can you speak to Highways about this please?
3. Light and noise pollution must be addressed. There should be no need to operate as late as 22.00 is there?

Cllr Paul Davies: This looks like a great facility for both the school and the community. However, we do need to make sure that we are satisfied that noise and light pollution will not be an issue for local residents and of course that on site car parking is adequate. I note that there are some very supportive comments on the planning page relevant to this application.

7.7 Negotiation has taken place between officers, third parties and the applicant team regarding the proposed hours of use of the AGP to address concerns regarding residential amenity. These hours are agreed and are outlined in paragraph 3.4 of the report. A 7-day consultation period subsequently took place. The responses of this consultation, together with officer comments were included within the planning update for the 26th August 2021 planning committee update and can be found following this link - https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/filedownload.aspx?application_number=2020/90640&file_reference=891370

7.8 Since the committee meeting, 17 representations have been received and redacted versions are available online, majority of which raised concerns. Out of the 17 representations, one person has provided 2 representations, one person has provided 3 representations and one person provided 5 representations. It should be noted that two of these representations were

received at the time of writing this report, many of the issues and matters raised are already included and considered within the report. However, these two responses have also raised technical issues, thus comments have been sought from the relevant consultees. Responses received shall be included within the committee update, where considered necessary. The following is a summary of the points raised:

- Supporting comments are not from neighbours.
- The case officer has mis-led members of the local community due to no consultation via the post, the time given to respond to additional information provided and unfair/unreasonable to put the onus on local residents to research every file created online.
- The reports carried out by the applicant's consultants are not independent reports.
- The scale of the proposals are way out of proportion for our rural environment and more in keeping with a premier league stadium.
- The proposed height of the fencing and floodlights are excessive. They will ruin the wonderful views of the countryside for many people to enjoy.
- The need for an AGP in this area has never been identified.
- The proposed facilities are to be used by football clubs and sporting clubs outside the local area – why should we suffer from noise pollution and traffic problems?
- This type of development should be on an industrial site or close to an out of town shopping centre.
- Better locations for this type of proposal with better public transport connections and fewer negative impact on residential amenity.
- Concerns about the proposed hours of use due to noise, disturbance and traffic issues
- The AGP is primarily for football and not suitable for other sports – why not?
- Visitors would also leave more rubbish, need toilets and changing facilities separate to the school.
- The site is currently used by members of the local community for sports and recreation – it is used for athletics and is used by birds and animals.
- The site will be locked so locals are unable to gain access at all times – it will become a huge fenced off area with a plastic floor and obtrusive lighting. It will not fit in with this very residential area.
- The facility should be a muggers pitch so that it caters for a range of sports.
- The proposal does not invite various ethnicities nor is representative of women in sport.
- Impact on flora and fauna.
- Flood risk events are becoming increasingly common.
- Concerns about the worsening situation with drainage and flooding (including sewerage) on Springwood Road, which is a health hazard.
- The site is always very wet.
- Local roads and gardens flood when there is a deluge even if the drains are clear.
- Flood water comes out from the dry stone wall that runs along Springwood Road.
- The soakaway area is higher than the Coop as well as 50 and 52 Springwood Road, 2 Morefield Bank and as such will likely flood in this direction – these gardens are disused railway, they have very little soil due to being built on bedrock. There is no soakaway and our gardens and land will flood.

- Where does the water go after it is stored in the tank or if the tank is at full capacity? – it is likely to mean flooding of nearby Springwood Road and Miry Lane.
- Climate change concerns regarding impacts on local flood risk.
- With regards to the proposed amended hours of use there is no explanation as to what this balance is and how officers have come to this conclusion.
- Since Covid, the reduction in the Coops opening hours has had a positive impact on resident's health due to a decrease in traffic and parking issues.
- This is a primarily residential area with a high number of houses abutting the proposal site. It is imperative that it is policy compliant and hours of use restricted to 6pm.
- The brightness of the proposed lighting and the length of time they will be on will be a detriment to the people who live within its range and a compromise would be to limit the hours of usage.
- The effect of any noise after 6 o'clock will affect the health and mental wellbeing of adults and children.
- Noise and floodlighting will impact on human health and wildlife
- To make the AGP a financial success will mean greater use and an adverse impact on noise levels, which cannot have been adequately tested.
- Reference made to Sport England's Artificial Grass Pitches Acoustics Planning Implications Guide and the World Health Organisation guidance. Detailed queries raised in relation to the submitted noise impact report with regards to what is considered to be acceptable noise levels at neighbouring properties. Reference also made to Environmental Health comments.
- Noise level predictions do not truly cover the full potential use of the AGP. A car park for 120 cars suggests that there will be far more users and potential spectators than any of these calculations are based on.
- Local roads, including Springwood Road, Miry Lane and Heys Road are unsuitable (with little or no footpath provision), busy, narrow and dangerous. They suffer from parking issues and traffic problems – this development worsen these issues.
- There is already a highway traffic and safety issue with youth football using Holmfirth High School and Little Wembley pitch at weekends – impact on buses, HGVs, pedestrians, etc.
- The very high floodlighting and prison high fencing is clearly designed to accommodate usage from clubs from out of the area.
- Concerns regarding potential impact on nearby former railway bridge.
- No rail links to Holmfirth and people unlikely to use the bus.
- The proposed Coop car park will be used by AGP users and would have to be marshalled.
- The attraction of this facility will extend beyond the Holmfirth area, bringing even more traffic to Springwood Road and probably using the surrounding roads as an overflow to the car park.
- Only football is to be played on the pitch outside of school hours- There is no clarity about how the school can use the pitch during the school use periods.
- During the playing season Sept -April there is only 1 session out of 96 when the pitch will be available to the neighbouring community for booking. Just over 1% of the potential usage. In the summer months I suspect the community would be happy to use the current FTP.
- During the playing season Sept -April there are only 6 sessions out of 96 when the pitch will be available to female football groups. Just over 6% of the usage.

- During the playing season Sept -April there are no sessions out of 96 when the pitch will be available to disabled users. 0% of the usage. I do not believe that this represents fair usage or fair community access. There are no identified slots for free community organisations or just for locals to self organise into non competitive games.
- Specific queries and objections to the report published for 26th August 2021 strategic planning committee, particularly with regards to the assessment at paragraphs 10.23, 10.24 and 10.27 of that report.

8.0 CONSULTATION RESPONSES:

8.1 Statutory:

KC Highways Development Management: No objection, subject to the imposition of conditions securing a Car Parking Management Plan, as well as details regarding construction access and highway structures.

KC Lead Local Flood Authority: No objection, subject to conditions that require a detailed finalised design scheme soakaway for an effective means of drainage of surface water on this site and its maintenance and management provisions.

Natural England: No objection.

Sport England: No objection and consider the proposal to meet exception 5 of its own playing fields policy. Request the imposition of a community use agreement planning condition.

8.2 Non-statutory:

Northern Gas Networks: No objection.

KC Conservation and Design: No objection. It is considered that the harm to the setting of Castle Hill by light pollution will be slight when viewed from within the local area, however the public benefits of providing high quality sports facilities at this school outweigh the harm.

KC Ecology: No objection, subject to the imposition of conditions for securing the necessary ecological measures, lighting design strategy for biodiversity, and securing the approved Landscape and Ecological Design Strategy.

KC Environmental Health: No objection subject to the imposition of planning conditions securing a noise management plan, pitch perimeter fencing fixtures, hours of use, installation of the agreed external artificial lighting, electric vehicle charging points, construction site working times.

KC Landscape: No objection subject to the imposition of planning conditions requiring detailed and appropriate landscaped measures.

KC Policy: No objection. The information supplied now provides evidence of use by both the school and local football community and how the proposed Artificial Grass Pitch will provide an increase in the number of pitches and playing pitch capacity in terms of quantity, which mitigates the loss of the existing pitches to meet the equivalent or better quantitative requirement in Local Plan policy LP61 (b). Impact in terms of noise, parking and the effect of floodlighting on nearby residents will also need to be carefully considered.

KC Sport & Physical Activity: No objection. The proposal will help to contribute to addressing the shortfall of this type of facility in Kirklees, subject to suitable arrangements being in place to ensure that no unnecessary or unintended disruption to local residents is demonstrated. Furthermore, a robust Community Use Agreement is in place so that this facility can be used outside of school times to support the community access is important.

KC Trees: No objection, subject to the imposition of condition securing the successful retention of the existing tree group adjacent to Springwood Road.

Sheffield Football Association: The following observations are made: - Prefer to see evening usage until at least 9 pm on each day - Women's football is played at 2 pm on Sunday afternoon, so the usage plan would not accommodate women's football - The football season could run up until April/May, so the proposed times could impact match play - The football season starts early September, so the proposed times could impact match play - Summer months are a great time for new participation and community engagement projects, so reduced hours could impact this Other considerations; - Will limiting the usage time stack up financially? - Who are the potential partner clubs and when do they play? - What is on the local physical activity agenda, and how could the site be used to tackle this?

West Yorkshire Police (Crime Prevention): No objection. Advice provided regarding site security.

Yorkshire Water: No objection as the surface water disposal is via soakaway system.

Yorkshire Wildlife Trust: No objection, subject to the imposition of planning conditions as suggested by KC Ecology.

9.0 MAIN ISSUES

- Principle of development
- Design and impact on visual amenity
- Impact on the historic environment
- Residential amenity
- Biodiversity, landscape and trees
- Highway issues
- Drainage and flood risk
- Climate change and sustainability
- Representations
- Other matters

10.0 APPRAISAL

Principle of development

- 10.1 Paragraph 7 of the National Planning Policy Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Paragraph 8 goes onto

state that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways and these include identifying and coordinating the provision of infrastructure (economic objective) and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing (social objective).

- 10.2 Paragraph 11 of the National Planning Policy Framework states that development proposals should be determined in accordance with an up-to-date development plan without delay.
- 10.3 The application proposes the formation of an artificial grass pitch (AGP) on land used as playing fields both by the school and local football community. The application site is designated as urban green space in the Kirklees Local Plan being located within and forming part of Holmfirth High School (site reference UG456). Designation as urban green space is based on the site's educational use and important function for sport and recreation as evidence in the council's Playing Pitch Strategy (2015) (PPS), which recommended the protection of the pitches on-site to help reduce current shortfalls in pitch provision.
- 10.4 Local Plan Policy LP61 protects urban green space from development unless specific exceptions can be met. Officers consider that as the proposal will represent the replacement of a playing field with an ARP, this proposal represents replacement facilities which in principle would be acceptable in policy terms under Policy LP61(b). Officers consider that it has been demonstrated that the new artificial pitch is equivalent or better in quantity and quality terms to the pitch provision that would be lost.
- 10.5 The proposed AGP would result in the loss of functional grassed pitches used by the school and local community. However, the applicant has provided evidence showing that there is an opportunity for increased match-play usage, capacity and quantity. The applicant has explained that given the nature of the proposal the ARP is capable of withstanding more activity per week than a natural turf pitch. Supporting information illustrates the existing and future playing pitch layout on the main school playing field as well as their satellite playing field (known as Little Wembley). The current winter playing pitch arrangements are as follows:

Existing:

Main school playing field:

1no. 11v11 football pitch

1no. 9v9 mini soccer pitch

15no. training grids

1no. throwing area

2no. rounders pitches

Athletics track circuit and sprint track

Also 1 5x5 pitch to the SW of school buildings (i.e. not on main school field)

'Little Wembley':

2no. 11v11 football pitches

1no. 7v7 mini soccer pitch

1no. 15v15 rugby union pitch (or 1no. 13v13 rugby league pitch)

Total: 6no. formal match playing pitches

Proposed:

Main school playing field (designed to provide):

- 1no. 11v11 football pitch (AGP)*
- 2no. 9v9 youth football pitches (AGP)*
- 2no. 7v7 mini soccer pitches (AGP)*
- 4no. 5v5 mini soccer pitches (AGP)*
- 4no. training pitches / areas (AGP)*
- 15no. training grids (grass)*

'Little Wembley':

- 2no. 11v11 football pitches*
 - 1no. 9v9 mini soccer pitch*
 - 1no. 15v15 rugby union pitch (or 1no. 13v13 rugby league pitch)*
- Summer playing pitches (i.e. 1no. throwing area, 2no. rounders pitches, athletics track circuit and sprint track) will be relocated onto Little Wembley once the AGP is developed.*

Total: 13no. formal match playing pitches

- 10.6 Local Plan policy LP47 established a general principle in favour of supporting healthy and active lifestyles. Various ways which this will be enabled by planning are listed. These include 'the improvement of the stock of playing pitches'. Policy LP50 states that *'the council will seek to protect, enhancement and support new and existing open spaces, outdoor and indoor sport and leisure facilities where appropriate, encouraging everyone in Kirklees to be as physically active as possible and promoting a healthier lifestyle for all.'*
- 10.7 Specific to education and health care needs, Policy LP49 identifies that *'proposals for new or enhanced education facilities will be permitted where; a. they will meet an identified deficiency in provision; b. the scale, range, quality and accessibility of education facilities are improved; c. they are well related to the catchment they are intended to serve to minimise the need to travel...'*. Officers consider that as the proposed AGP is appropriately located within the grounds of Holmfirth High School and within the settlement of Holmfirth of which it intends to serve. Its proposed location would enable its intended users and visitors within Holmfirth to walk and cycle. Furthermore, it is acknowledged that users and visitors will also be able to use the schools public transport facilities and bus stop facilities found on New Mill Road and Miry Lane. Therefore, the proposed location of the AGP would offer the opportunities for its users and visitors to use modes of sustainable travel.
- 10.8 KC Sport and Physical Activity have assessed the application and raise no objections, subject to the necessary conditions. They have explained that the artificial pitch will increase the capacity and capability of the school to deliver football and rugby both as part of their curriculum PE, and also for schools sports teams. Furthermore, there is a large, unmet demand for a pitch of this type in the Holmfirth area from community sports teams, with there being a recognised shortfall of 3G pitches across Kirklees, and specifically including in this area. These observations are reflected within the Kirklees Playing Pitch Strategy (PPS) (2015) where the grass pitches are recognised as being 'poor quality' and 'overplayed' with 'improvements required to help the current shortfall.' In addition, the site is within the Rural West area, where there are currently no AGPs and at the time of the PPS 2015 there was an identified shortfall of two 3G AGPs in the area. The PPS is being refreshed and will likely show an increased shortfall in 3G pitches in the area.

- 10.9 The Local Plan policies are consistent with the aims and objectives of NPPF, with paragraph 98 recognising that access to high quality open spaces and opportunities for sport and recreation is important for the health and well-being of communities. Paragraph 99 explains how existing open space, sport and recreational facilities should not be built unless the proposal meets one of a number of exemptions. In this case, clause b is relevant: *“the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.”* Sport England have assessed the proposal and do not raise any objections to this application when considering it against the relevant paragraphs of the NPPF and against its own Playing Fields Policy - ‘A Sporting Future for the Playing Fields of England,’ particularly Policy Exception E5.
- 10.10 Therefore, officers consider the principle of development is acceptable, subject to the necessary conditions seeking a formal community use agreement as requested by consultees. This condition would secure the final details of the use by local community clubs for match play and training. Community use would also bring sufficient benefits to the development of sport as to outweigh any detriment caused by the loss of the grass playing field.

Design and impact on visual amenity

- 10.11 Paragraph 24 of the National Design Guide: “Well-designed new development is integrated into its wider surroundings, physically, socially and visually. It is carefully sited and designed and is demonstrably based on an understanding of the existing situation.” Chapter 12 of the NPPF and Policy LP24 of the Local Plan both seek development proposals that provide a high standard of amenity for future and neighbouring occupiers.
- 10.12 As detailed in sections 2 and 3 of this report the proposed AGP would be located on an area of open grass playing field to the north of the school with associated infrastructure and a maintenance access with Springwood Road. The proposals seek landscape reconfiguration to create the platform required for the playing pitch with much of the cut and fill spoil to be re-used on site in the form of banks and mounds.
- 10.13 As described in sections 2 and 3 of this report, the site is an open outdoor sports field, with a grass surface, which would be replaced by an enclosed artificial grass pitch (AGP) with associated infrastructure. The Design and Access Statement explains how the AGP has been designed in accordance with the Football Association (FA) technical requirements. In addition, it provides the following justification for the location for the proposed AGP:
- Convenient proximity to changing rooms, welfare accommodation, reception facilities, management and supervision offices
 - Adequate onsite vehicular parking facilities, local public transport systems and green travel opportunities
 - Avoidance of physical hazards (e.g. historical coal mining, UXO, utilities and services, adverse ground conditions, contaminated ground or landfill)
 - Avoidance of unacceptable impacts to residential amenity (by noise, visual and artificial lighting) or the ability to introduce mitigation measures
 - Avoidance of unacceptable impacts to any protected species, local biodiversity and ecology or the ability to introduce mitigation measures

- The ability to retain and adequate amount of grass playing pitches for curriculum and community sport requirements
- 10.14 The proposed AGP surface would still have a 'grass green appearance' and as such, would not itself affect the visual character of the area. However, the proposed enclosure and flood lighting of the AGP would have a greater visual effect on the immediate and wider area than the existing open grass sports playing field.
- 10.15 A number of residents have specifically raised concerns regarding the height of the proposed fencing and flood lighting masts. The proposed fencing would be an open, moss green mesh (securable via condition). While 4.5m in height, its appearance is not atypical for outdoor sporting, particularly on land around schools. The height would be needed to prevent the loss / runoff of balls or other sports equipment, with additional height provided due to the topography, woodland and proximity to the road; such fencing around a modern AGP is typical. The proposed eight flood lighting masts (finished galvanised (Z275) self-coloured, mounted with sixteen LED three-module luminaires finished raw aluminium) would also clearly be seen in the local area at a height of 15m. However, such a height is required to avoid unnecessary light spill and the design is again typical for a modern AGP, particularly those located in school grounds.
- 10.16 The proposed 4.5m high fencing and 15m high flood lighting masts associated with the AGP would be positioned over 50m to the nearest properties found on Springwood Road (to the north east and south east) and the Bridges (to the north west) as well as Heys Road (to the west). The AGP would benefit from being partially screened by a mature tree belt to the north east, within the school playing fields that runs along the Springwood Road. The landscape officer has recommended tree planting along Springwood Road to further mitigate any visual impact, which could be secured by planning condition. Also, proposed sculptured 1.2m high grass mounds (formed with soils generated from the AGP construction) to the north, south-east and north west would help to reduce the visual impact of the proposed AGP. Furthermore, the host building resides to the south, on a higher ground level: while not physically adjacent, when viewed from outside the site the proposed facilities will be clearly visually associated with, and subservient to, the host school.
- 10.17 Planning conditions are recommended to secure the exact specification details of the proposed fences, gates, handrails, barriers, equipment store and floodlighting masts, which will ensure visual amenity is further protected. Landscaping conditions are also recommend to secure details for the proposed vehicular maintenance and emergency access route, as well as pedestrian circulation routes between the school and the AGP. This would ensure that a sensitive design and landscape for the proposed infrastructure and routes are achieved.
- 10.18 The proposed enclosed and flood lit artificial grass pitch is considered to respond to the local topography and overall form, character and landscape setting of the immediate and wider area and the siting and design of the proposed scheme would not result in significant harm to the overall character and appearance of the area. However, a condition with regards to finished flood levels and site sections is recommended, given the proposed works to the site.

- 10.19 Subject to conditions, the proposed development would accord with paragraph 24 of the National Design Guide, Chapter 12 of the NPPF and Policy LP24 of the Local Plan, as well as Policy 2 of the emerging Holme Valley Neighbourhood Plan.

Impact on the historic environment

- 10.20 Sections 16 and 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 introduces a general duty in respect of listed buildings and conservation areas. Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Policy LP35 and NPPF Chapter 16 outline the principle of development and restrictions for development and the historic environment.
- 10.21 The nearest heritage assets include a number of grade II listed dwelling houses at Heys Road and the Wooldale conservation area is located further south. Given the site is located on lower ground to the north of the intervening school building it is not considered that the setting of these heritage assets would be harmed in the context of Local Plan Policy LP35 and NPPF Chapter 16.
- 10.22 KC Conservation and Design expressed concern that there would be an impact of light pollution from the 15m high floodlights on the setting and views of Castle Hill, particularly from New Mill Road. Policy LP35 requires the setting of Castle Hill to be preserved where appropriate and proposals which detrimentally impact on its setting will not be permitted. Although there is no reference to the impact on Castle Hill in the supporting information, the applicant proposes mitigation measures to reduce the impact on the surroundings, including directional lighting with integral louvres to reduce horizontal and vertical overspill, and a switch-off time in the evening. As such, officers consider that the harm to the setting of Castle Hill by light pollution will be slight when viewed from within the local area. However, it is considered that the public benefits of providing high quality sports facilities at this school outweigh the harm in accordance with Local Plan Policy LP35 and NPPF Chapter 16, as well as Policy 3 of the emerging Holme Valley Neighbourhood Plan.

Residential amenity

- 10.23 44, 46, 48, 50 and 52 Springwood Road would be adjacent to the AGP. 50 and 52 would not directly overlook the AGP and 'side onto' Springwood Road. 48 Springwood Road is a detached bungalow with a north east – south west orientation, surrounded by a high stone wall and gates. The front elevation of 44 Springwood Road would face the AGP but it is set back from the road and views of the field are restricted by intervening vegetation and high boundary wall. 46 Springwood Road does not front onto the road but would have a first floor habitable room window that would face the AGP. Evidence has been produced by the resident at 48 Springwood Road to demonstrate that the proposed AGP would be visible from a kitchen window and the driveway. Officers acknowledge that the proposal will change the 'view' of the playing field from the surrounding properties. Officers are of the opinion that the AGP and associated infrastructure would be seen in the context with the school buildings, which are set on higher grounds. More importantly, the change or loss of a 'view' is not a material planning consideration. Unlike, residential proposals there are no guidance on 'appropriate' separation distances. However, it is considered that an intervening distance of approximately 50 metres from these properties to the AGP pitch would ensure that there would

not be an unacceptable impact of residential amenity in terms of overlooking, overshadowing and overdominance.

- 10.24 Dwelling houses found at The Bridges estate would also be adjacent to the AGP. The nearest dwellings 'side onto' The Bridges cul de sac. Majority of the dwellings are set on lower ground to the field, thus their visual relationship is primarily restricted to the upper floors. It is considered that the installation of the grass mound, together with the intervening distance of over 50 metres to the AGP would ensure that there would not be an unacceptable impact on residential amenity in terms of overlooking, overshadowing and overdominance.
- 10.25 Dwelling houses can also be found to the south east at Springwood Road, the nearest is 27 Springwood Road. Again, it is considered that the installation of the grass mound, together with the intervening distance of 100 metres to the AGP would ensure that there would not be an unacceptable impact on residential amenity in terms of overlooking, overshadowing and overdominance.
- 10.26 It is noted that the site is part of an existing playing field used by the school. However, the proposed intensity of use and use by the wider community, outside school hours are key considerations in the determination of this type of proposal. Extensive negotiations have taken place with regards to potential issues related to noise from raised voices and ball-strike sounds on fencing, as well as light spill and levels of illuminance from the proposed flood lighting.
- 10.27 With regards to noise, the supporting information explains how the noise from the pitch will be around 47dB LAeq (1 hour) (which is the equivalent noise level over a one-hour period, largely similar to an average level) at the façade of residential properties and considers that this would be acceptable because it is less than the 50dB criteria which the World Health Organisation (WHO) considers is where moderate annoyance can occur. From this, it also predicts that the noise from the use of the pitch will result in indoor noise levels of 32dB, with windows open which is less the 35dB criteria that the WHO considers is likely to result in interference in casual conversation. It also predicts that impact sounds from the pitch will be 51dB LA,max (which is the maximum level that occurs over a measurement period) from voices, 65dB from whistles and 57-61dB from ball impact sounds outdoors at the façade of residential properties and indoor will be 15dB lower. To assess the likely impact of this type of noise it refers to 45dB LAmax, which is generally accepted as being the indoor noise level that ideally should not be exceeded to avoid sleep disturbance and that during the daytime 50dB LAmax, is therefore likely to be acceptable indoors. The supporting information concludes that noise from voices and ball impact sounds would be unlikely to be a problem indoors at residential properties daytime or night-time and noise from whistles would not be a problem during daytime.
- 10.28 Environmental Health have explained that from their experience of investigation complaints about noise from sports pitches (including both Multi-Use Games Areas and Artificial Grass Pitches) are that the complaints are always about the high level, short duration noises arising from ball impacts, shouts (including offensive language) and also from referees' whistles. It is understood that the complaints are never about the equivalent noise level over a 15 minute or one hour period. The level of audibility of an offending noise is largely dependent on the ambient noise levels, in particular the background

noise levels (LA90). Environmental Health have explained that from the information provided it seems clear that the noise from the pitch will be significantly above background sound levels, even more so later into the evening, and is therefore likely to be highly noticeable and therefore potentially have a significant likelihood to cause a loss of amenity to nearby residents.

- 10.29 The applicant initially proposed the following AGP hours of use for curriculum use and community access:

09:00 to 22:00 Monday to Friday (17:00 to 22:00 for community use)*

09:00 to 17:00 Saturday, Sunday and Bank Holidays (community use)*

*An additional 15 minutes requested for the AGP to be locked up and for safe egress from the site, with the floodlights to be extinguished

- 10.30 After negotiations with the concerned parties to address the above noise related issues, the following hours of use have now been agreed between the applicant, Development Management, Environmental Health and Sport England:

1st October – 31st March Proposed times:

Monday - 09:00 to 20:00 hours

Tuesday - 09:00 to 21:00 hours

Wednesday - 09:00 to 21:00 hours

Thursday - 09:00 to 21:00 hours

Friday - 09:00 to 19:00 hours

Saturday - 09:00 to 17:00 hours

Sunday - 09:00 to 14:00 hours

Closed Bank Holidays

1st April - 30th September Proposed times:

Monday to Friday - 09:00 to 20:00 hours

Saturday - 09:00 to 14:00 hours

Sunday - Closed

Closed Bank Holidays

- 10.31 Development Management consider that an additional 15 minutes to the proposed times in paragraph 10.30 for the AGP to be locked up and for safe egress from the site, with the floodlights to be extinguished after this period to be still acceptable, in terms of a compliance context position.

- 10.32 The proposed hours of use have sought to protect the amenity of local residents. Two 'hours of use' periods have been proposed that takes into consideration when the AGP is more likely to be used by the community (i.e. primarily in the winter months) and when residents are more likely to be enjoying their gardens and outdoor amenity spaces (i.e. in the summer months).

- 10.33 The proposal also proposed the illuminance of the AGP with 16 LED luminaires on eight 15m high columns. Supporting information explains how the design levels of illuminance for the pitch 120 / 200 lux are based on Football Association guidance, and reference is also made to BS EN 12193. The lighting proposals predict that the maintained average illuminance will range from 142 to 237 lux for the whole pitch and 221 lux for when half the pitch is lit, based on

a maintenance factor of 0.9. The report indicates, from spillage at ground level and at 1.8m illuminance information, that the proposed lighting will cause illuminance levels of less than 1 lux at nearby residential premises except for 46 Springwood Rd where it predicts it will be 1.11 lux.

- 10.34 Environmental Health initially raised concerns that the Football Association guidance which has been used for the design levels of illuminance is intended for lighting installations for Clubs wishing to compete in FA competitions and in the National League System. The British Standard referred to in the submitted document (BS EN 12193 (2018) Light and Lighting - Sports Lighting) provides different guidance, recommending illuminance levels of 75 lux for a development of this type. However, after discussions with the lighting consultant and the submission of further information, Environmental Health withdrew their concerns. The primary reason being that the proposed use of the OptiVision LED floodlight with integral full cut off louvres (LO) for all of the floodlights would be considered to significantly reduce any light spillage that would have an adverse impact on residential and visual amenity.
- 10.35 Development Management acknowledge the Sheffield FA preference for longer hours to maximise the facility's community use, particularly at weekends. Development Management sympathise with this request but understand that any further increase in the proposed hours of use would attract an objection from Environmental Health. It is also noted that the proposed hours of use is also likely to affect the school's capability in achieving funding from external bodies such as the Football Foundation, who specified the initial hours of use in paragraph 10.29. However, the school believe that they have the necessary funds and capability to still run a sustainable AGP facility.
- 10.36 With regards to residential amenity, Environmental Health have raised no objections, subject to the necessary conditions for noise and lighting; Sport England have raised no objections subject to a community use agreement; and Highways Development Management have raised no objections subject to the necessary conditions for a car park management plan and construction access.
- 10.37 Development Management are of the opinion that the proposed increase in activity associated with the proposal, including traffic generated (discussed later on in the report) and noise generated from an increase in use of the sports facility can be appropriately managed with the imposition of the said planning conditions. As such, subject to the necessary planning conditions, officers consider that the proposal would not have an adverse impact on residential amenity in accordance with Local Plan Policies LP24 and LP52.

Biodiversity, landscape and trees

- 10.38 The site is currently a grass sports field that is denoted from Springwood Road and The Bridges by a stone wall. Mature trees can also be found adjacent to Springwood Road to the north east, none of which benefit from a tree preservation order. Topographical ground levels within the application site fall around 2m from South to North across the proposed AGP, plus a terraced embankment along the South Western edge of the proposed development area (approximately with 2-2.5m high) and then a further 2m embankment up to the school buildings level.

- 10.39 Supporting information shows that there will be regrading of the current land so that an AGP can be accommodated. The soils generated from the AGP construction process shall be used in the construction of three 1.2 metre high grass mounds that will surround the AGP. The grass mounds shall benefit from wildflower planting, whilst the areas (i.e. areas not associated with the AGP) that shall surround the mounds shall be amenity grassland. Scattered trees are inductively proposed along Springwood Road, 27 Springwood Road and next to The Bridges. Shrub planting is also indicatively proposed adjacent to Springwood Road and The Bridges.
- 10.40 Supporting ecological information accompanies the planning application, which considers there to be a low risk of any significant ecological impacts to protected habitats and species due to the development proposals. Supporting information provides a number of recommendations for biodiversity mitigation and enhancement. It also shows how a biodiversity net gain of 11.10% can be achieved as well as managed/monitored for a 30 year period. The Ecologist has reviewed the supporting information and raises no objections subject to conditions securing the necessary biodiversity mitigation and enhancement measures as well as securing the necessary biodiversity net gain. As such, the proposal would accord with Local Plan Policy LP30 and Policy 13 of the emerging Holme Valley Neighbourhood Plan.
- 10.41 An Arboricultural Impact Assessment supports the planning application and is considered by the Tree officer to be sufficient to determine that there should be no impacts to the group of trees along the site's boundary. The report also provides recommendations and details of tree protection fencing to ensure the retained trees can be protected. As such, the Tree officer has recommended that a condition be imposed securing these recommendations to ensure that the proposal is in accordance with Local Plan policies LP24 and LP33.
- 10.42 With respect to the emerging Holme Valley Neighbourhood Plan, particular consideration has been given to the landscape and visual impact of the development. The site falls within the Landscape Character Area (LCA) 4 River Holme Settled Valley Floor, and can be seen from other neighbouring Landscape Character Areas, such as the neighbouring Landscape Character Area 7 River Holme Wooded Valley. The applicant has provided an assessment of the proposal's worst-case impact from Thurstonland Bank Road which is within LCA 7 and from Springwood Road which is within LCA 4. In both cases, the proposal would be seen in context of the school, set on higher ground and the surrounding urban elements. It is considered that the proposed grass mounds, dark green equipment store, dark green mesh fencing, dark green artificial grass pitch and slim-line profile masts for flood lighting will all help to ensure that there is no unacceptable adverse impact on the surrounding landscape.
- 10.43 In terms of impact of the proposal at night, supporting information explains how a 15m mounting height was chosen for the floodlighting of the AGP. At this height, the light projected by all floodlights would result in a low vertical overspill and good uniformity onto the pitch surface to ensure that artificial lighting:
- Is directed fully downwards towards the playing pitch surface;
 - Avoids sky glow;
 - Achieves full cut-off as recommended by The British Astronomical Association's Campaign for Dark Skies

- 10.44 The supporting information also explains that by contrast, higher masts (say 18m high) would demand more intensive lighting to provide adequate results at ground level; whilst lower mast heights (say 12m high) would result in a higher aiming angle for every luminaire, resulting in increased overspill and glare projected onto adjacent land.
- 10.45 The Landscape officer has reviewed the application and raises no objection subject to a planning condition securing a robust landscape scheme that includes additional vegetation that further minimise visual impact. Therefore, officers consider that the proposal is in accordance and Local Plan Policies LP24 and LP32, as well as with Policy 1 of the emerging Holme Valley Neighbourhood Plan

Highway issues

- 10.46 Supporting information explains how the main vehicular and pedestrian access to Holmfirth High School is with Heys Road to the south west of the site. Vehicular parking areas around the school grounds closest to the proposed AGP provides approximately 133no. parking spaces.
- 10.47 No additional parking is proposed as part of this application and the proposed primary access arrangements remain unchanged. The proposed site plan shows the installation of a level approach (clean access) and external steps with pedestrian handrails. These features will ensure that the AGP can be used by people of all ages and abilities. A gated emergency access from Springwood Road is also proposed. This feature has been designed so that it could connect with the approved 21 space car park at Springwood Road (Reference: 2020/92122) if developed.
- 10.48 The development will not increase student numbers in itself and represents an enhancement to Holmfirth High School's existing sports provision. Therefore, through the school-day, there are not anticipated to be any material traffic movements attributed to the development.
- 10.49 The proposed community usage of the AGP (i.e. outside school hours) was forecasted to result in a maximum accumulation of 120no. vehicles parked onsite any one time within a one-hour period during weekend and weekday evening training (this was based on the hours of use initially proposed). As outside of school times, there would be additional demand for parking on site. However during these times the school's existing car parks would be in least demand. Officers are satisfied that the existing car parking on site is sufficient for the scale of the proposed development during these hours.
- 10.50 It has been forecasted that when the AGP is in operation, outside school hours that the maximum expected vehicle trip generation over the operational periods, will result in a maximum of 60no. vehicles arriving and 60no. vehicles departing (120no. two-way vehicle trips) per hour of operation (this was based on the hours of use initially proposed). Officers consider that the proposal would not harm the safe and efficient operation of the local road network. Additionally, officers consider that the proposed hours of operation at paragraph 10.30 will ensure that there is no adverse impact on residential amenity, in terms of the potential increase in the 'comings and goings' to the site outside school hours.

- 10.51 It is noted that representations have made reference to parking issues on Springwood Road that are either associated with the school field and/or with the Little Wembley facility. Additionally, planning committee members have expressed the same concerns and this was one of the main reasons for deferral. In response the applicant has provided a 'Travel and Parking Management Plan,' which is appended to the PSA. The document includes 15 points as to how the facility will be managed and includes a diagram as to the site's on-site car parking provision. The document explains that there is currently onsite parking provision for 206no. parking spaces including 3no. accessible parking spaces, which will be made available for users of the AGP. Officers are satisfied that the applicant has demonstrated that the site has sufficient parking for the proposed development and for use by its visitors. Furthermore, it is welcomed that the school will try to encourage users of the Little Wembley facility to also use these parking spaces, instead of parking on the road. However, the following condition (as previously suggested by Highway Development Management) is still considered necessary to secure further details:

"A car park management plan has been submitted and approved in writing by the Local Planning Authority. The Plan shall include details of signing and markings to ensure customers are aware of the proposed parking provision, details of literature and advertising to be aimed at ensuring the use of the car park and details of the supervision and marshalling of the car park at peak times. The plan so approved shall be implemented before the development is brought into use and retained thereafter."

- 10.52 Highways Development Management have reviewed the planning application and have raised no objections subject to the imposition of planning conditions for a car parking management plan, construction traffic access details and details of any structural features adjacent to the highway. Therefore, officers consider the proposal to accord with Local Plan Policies LP21 and LP22, as well as with Policy 11 of the emerging Holme Valley Neighbourhood Plan.

Drainage and flood risk

- 10.53 One of the reasons for deferral at the 26th August 2021 Strategic Planning Committee, were that committee members raised concerns about the incidences of flooding and questioned whether a more sophisticated drainage system was required.
- 10.54 The site is located within flood zone 1 and as such it has a low probability of flooding (Rivers and Sea). The site is also considered to be within an area of very low risk from surface water flooding.
- 10.55 As detailed in the Planning Support Addendum (PSA), flooding has been reported on Springwood Road by members of the public. These incidents have been fully investigated by the Lead Local Flood Authority (LLFA) who have raised no objections to this proposal regarding these incidents. The Planning Support Addendum written by the agent provides the following reasons for such incidents, which is supported by officers:

"The reported incidents of flooding reported to Kirklees Council on the 5th June 2021, shows the surcharge of manholes in Springwood Road (near to no.45) as a result of a rain event. As the respondent from the council suggested this should have been logged with Yorkshire Water as 'A surcharging manhole

would suggest to me that there is a strong possibility of a restriction of some description within the piped network causing a back up of water' this would be downstream from the manholes and not as a result of surface water run off from the school field. There are no connections from the school to these manholes and there is no intention of connecting into them for the discharge of water from the drainage to the proposed pitch.

The second incident reported was within an objection letter to the proposed development. The photographs on page 2 of the letter shows water run off through the dry stone wall adjacent to the western garden wall of 27 Springwood Road, this location is in exactly the same place as the 'Low Risk' flooding shown on the surface water flood risk map above. This water although predominantly coming from the school site as a result of a rain event is not shown on the above map as coming from the plateau of the existing school pitches (which is the plateau to be used for the proposed artificial grass pitch).

The National Government flood risk map it shows a low risk of surface water flooding along Springwood Road. There does appear to be a potential low risk of surface water flooding from the area of the upper ground of the school site to the area at the rear of 27 Springwood Road shown on the map, but there is more of a low risk of flooding from surface water run off from the Sycamore Recreation Ground towards other properties in Springwood Road shown on the map."

- 10.56 Supporting information explains how the proposed development will replace part of an existing grassed playing field with the proposed new Artificial Grass Pitch (AGP). The PSA with supporting aerial imagery explains how the existing playing field is likely drained by a herringbone drainage system, installed during the construction of the school site and levelling of the playing fields in 1959. It is understood that in 1959 that the only type of drainage system that was used for sports ground drainage would have been a clay pipe system using short lengths of three-inch diameter clay pipe which when loosely placed together would provide a route for water to be collected, from a gravel trench which would allow surface water to permeate to the pipe. The PSA explains how the outfall from the herringbone drains has not been able to be determined (if in fact there is one). However, during site investigations on the lower plateau to the northeast of the proposed AGP a chamber was found, which is presumed to feed into an old soakaway. The chamber was dry and there was no evidence of any recent water inflow, that would be expected at the time of year. The PSA explains how it is likely that due to age these herringbone drainage pipes will be silted up and are likely to have a reduced flow. It is considered that this is not contributing to the flooding incidents in Springwood Road.
- 10.57 NPPF paragraph 160 explains how major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. Planning Practice Guidance paragraph 080 explains how the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:
1. into the ground (infiltration);
 2. to a surface water body;
 3. to a surface water sewer, highway drain, or another drainage system;
 4. to a combined sewer.
- It is nationally and locally recognised that the drainage hierarchy is followed to promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

- 10.58 Recent ground investigations included tests within the natural gravelly sand of the Rough Rock deposits above the bedded rock. Conservative infiltration rates measured at $3.9\text{m/s} \times 10^{-5}$ indicate a reasonable rate and that natural granular deposits are permeable. On this basis, a local soak away is recommended as a means of stormwater disposal. This is the most sustainable way to drain the site. It is a sustainable urban drainage system which mimics the natural drainage system, providing a method of surface water drainage which can decrease the peak rate of water discharged, and hence reduce the risk of flooding to the pitch area.
- 10.59 Supporting information explains how the proposed AGP would be of porous construction with attenuation proposed within the pitch subbase (lined) and the soakaway chamber to the north west of the AGP. Thus, this drainage proposal would accord with the drainage hierarchy. It is explained that this drainage strategy would be designed to ensure no above ground flooding occurs up to and including the 1 in 30-year event as a minimum, with an assessment to demonstrate that the flood risk off-site is not increased during the 1 in 100-year event plus an allowance for climate change.
- 10.60 This application represents a replacement land drainage and soakaway system. During the course of the planning application, the applicant has carried out further on-site investigations and design work to demonstrate the suitability of a soakaway proposal at this site to the satisfaction of the LLFA. Therefore, the proposed strategy would accord with the first option within the drainage hierarchy, in accordance with Local Plan Policy LP28, LP34 and NPPF paragraph 169.
- 10.61 There are no objections from consultees and the planning application would accord with Local Plan Policies LP27, LP28 and LP34 as well as NPPF Chapter 14. This would be subject to conditions that require a detailed finalised design scheme soakaway for an effective means of drainage of surface water on this site and its maintenance and management provisions.

Climate change and sustainability

- 10.62 On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan predates the declaration of a climate emergency and the net zero carbon target, however it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.
- 10.63 Policy 12 of the emerging Holme Valley Neighbourhood Plan expects development to contribute to the use of renewable energy and sustainable and efficient designs.

- 10.64 The current application was submitted prior to the council's adoption of the Planning Applications Climate Change Guidance document and prior to the emerging Holme Valley Neighbourhood Plan requiring a Sustainability Statement.
- 10.65 The Design and Access Statement details how the proposal has considered the three dimensions of sustainability set out in NPPF paragraph 8 and Local Plan Policy LP1:
- *“Economic objective – providing a self-funding facility for use by community visitors to Holmfirth High School.*
 - *Social objective – providing a modern facility that will encourage physical activity and engagement with the benefits to health and wellbeing associated with this.*
 - *Environmental Role – ensuring that the existing natural environment is not harmed post development and the AGP is designed and implemented to conserve and reduce energy wastage wherever possible.”*
- 10.66 With respect to climate change, the supporting Design and Access Statement also explains that the AGP proposal would be appropriately flood resilient and resistant, with residual risks safely managed. It explains how the proposal would ensure that flood risk was not increased elsewhere and includes a sustainable drainage system. The proposed surface water drainage scheme associated with the AGP would be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.
- 10.67 The Design and Access Statement also explains how the floodlight design would use OptiVision LED technology, which meets the highest performance standards. It is claimed that this provides outstanding light quality, and ensures safety and visual comfort. The proposed OptiVision LED floodlights would offer new possibilities to reduce energy consumption and increase flexibility (instant start, programmable lighting levels) when used in conjunction with Philips advanced system controls and sensors. Therefore, the use of such technology would ensure that energy consumption would be appropriately minimised.
- 10.68 Measures would be necessary to encourage the use of sustainable modes of transport. The Design and Access Statement explains how Holmfirth High School would promote car sharing as well as a drop-off / collect system and the use of green travel methods including walking, cycling and the use of public transport modes whenever possible to all visitors. Adequate provision for cyclists (including cycle storage for users and visitors) and electric vehicle charging would be secured by condition, should planning permission be granted. A development at this site which was entirely reliant on residents travelling by private car is unlikely to be considered sustainable.
- 10.69 Therefore, officers consider that the necessary planning conditions to secure the above measures would mitigate the impact of the development on climate change and ensure that sustainable development is achieved.

Representations

- 10.70 The following are a summary of the representations received who have raised objections and concerns with officer responses.

Principle

- Numerous references made to the Holme Valley Neighbourhood Plan and Kirklees Local Plan as to why the proposal is unacceptable.
- Local Development Plan does not recognise a need for the lack of an AGP football pitch in the local area.
- This development significantly reduces the Urban Green Space area replacing it with an area which does not have the same benefits.
- Numerous references made to the Holme Valley Neighbourhood Plan and Kirklees Local Plan as to why the proposal is unacceptable.
- I could understand a grandiose scheme like this if Holmfirth High School was a Sports academy, which is certainly is not.
- I would welcome a scaled down proposal. Less pitches with shorter opening hours /fences and lighting poles - with adequate parking.
- Would it not be possible to invest in improving the current pitches and leaving them open to the public to use during the evening and at weekends?
- There are more suitable pitches within the Holmfirth area for this type of proposal.
- There are more appropriate locations for this proposed development away from housing.
- The proposed artificial pitch would be suitable for football but not be suitable for other games such as hockey – it should be a multi games area
- This development significantly reduces this UGS area replacing it with an area which does not have the same benefits.
- The scale of the proposals are way out of proportion for our rural environment and more in keeping with a premier league stadium.
- The proposed height of the fencing and floodlights are excessive. They will ruin the wonderful views of the countryside for many people to enjoy.
- The need for an AGP in this area has never been identified.
- The proposed facilities are to be used by football clubs and sporting clubs outside the local area – why should we suffer from noise pollution and traffic problems?
- This type of development should be on an industrial site or close to an out of town shopping centre.
- Better locations for this type of proposal with better public transport connections and fewer negative impact on residential amenity.
- Concerns about the proposed hours of use due to noise, disturbance and traffic issues
- The AGP is primarily for football and not suitable for other sports – why not?
- Visitors would also leave more rubbish, need toilets and changing facilities separate to the school.
- The site is currently used by members of the local community for sports and recreation – it is used for athletics and is used by birds and animals.
- The site will be locked so locals are unable to gain access at all times – it will become a huge fenced off area with a plastic floor and obtrusive lighting. It will not fit in with this very residential area.
- The facility should be a muggers pitch so that it caters for a range of sports.
- The proposal does not invite various ethnicities nor is representative of women in sport.

Officer response: There is an identified need for AGP's within the Kirklees district but there is no local strategy or allocation document for such facilities. It is not uncommon for AGPs to be installed within educational establishments due to their use by the school and the demand for its use by the local community, which they intend to serve. Although Officers are not aware of any more suitable sites that are both policy compliant and available, even if there were any alternative sites potentially available, this would not be a reason to withhold the granting of permission for what is a policy compliant and acceptable scheme.

The proposal has been developed in line with the council's Playing Pitch Strategy and in consultation with the relevant sporting organisations and who have raised no objections, including Sport England.

The planning application has been assessed on its own merits against the concerned policies of the Local Plan. Officers believe that the proposal is acceptable for the reasons set out in paragraph 10.1 to 10.10 of the committee report. Officers consider that the loss of a grass playing pitch resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable and sustainable location.

Visual amenity

- Concerns regarding the height, length and need for a 4.5m high perimeter fencing and if there is a need, could it be reduced to 1.8m high or 2.5m high max. to reduce its overbearing impact.
- Very substantial change and apart from the pitch itself, it is going to be most unattractive and much noisier outside school hours.
- The trees planted about 20 years ago on the school side of Springwood Road must be preserved (and possibly augmented) to reduce noise and light problems.
- The proposed location is situated in an elevated position and as such adding 4.5m fencing and 15m high floodlights is not suitable for this site.
- The natural views for residents of Holme Valley would be restricted by high fencing.
- If the AGP is required why does it have to be fenced off from the public and why does it need to be floodlit?
- Excessive height of the fencing and lighting poles provides a very hard aspect rather than an open green space which is calming and well used by local families and children to exercise on - it came onto its own during Covid lockdown this summer.
- The application incorrectly suggests that there is no such detriment, by focusing on the much more distant Holmfirth Road school boundary, this ignores the effect from other positions closer to the site – and in particular from the walkers' route through the trees adjacent to Springwood Road.
- The 15m high flood lighting is out of character with the semi-rural populated area.
- The proposal to build fenced off AGP pitches on current Urban Green Space land will restrict community access to the land -it will not increase it.

- The proposal would see the majority of local users unable to access the running tracks and football pitches and grassland which are currently available to all free of charge outside of school usage – contrary to Sport England advice.
- If there is funding for an AGP available, and this is required, where is the stated requirement for it to be fenced off from the public and why does it need to be floodlit?

Officer response: It should be noted that the site is a playing field for use by the school and other permitted community uses. It is not a public open space. The proposal has been designed in accordance with best practice design guidance notes published by The Football Association (FA) / Sport England. The provision of an AGP would improve the quality of the pitch and a community use agreement for the facility would align with the Playing Pitch Strategy recommendation for the site. As identified within the submitted Design and Access Statement the proposal would provide benefit to the school in undertaking sport and physical activity; enable community teams to train and play at the site; and will support Football Association (FA) programmes to be run at the site.

It is acknowledged that the proposed enclosed and flood lit artificial grass pitch would result in a change to the visual landscape amenity of the area. However, it is considered that the proposed physical works set within the context of the existing school site, which includes large buildings set on higher ground and tall trees along Springwood Road would ensure the facility did not 'look out of place.' Indeed, such a facility would be expected to be located at an education establishment. Additionally, given its high quality of construction, and the proposed landscaping measures (where existing trees would be supplemented not lost) would ensure that there would be no detrimental impact on visual landscape amenity.

Residential amenity concerns

- Floodlights
- The flood lights will be most unattractive and very significant during the daytime as well as the dark nights.
- The technical document for floodlighting is unclear as to whether or not my property will be affected.
- The use of floodlights and potential high noise levels until 10pm in a densely populated area is unsuitable.
- Lux and dB levels should be assessed indicating the impact on neighbouring properties.
- Light pollution will impact on trees, wildlife, views, users of footpaths and will spoil the natural enjoyment of the night sky for local residents.
- Councils have been urged to limit the impact of artificial lighting by the Campaign to Protect Rural England (CPRE).
- This light pollution will spoil the natural enjoyment of the night sky for all local residents.
- Adverse impact on residential amenity in terms of noise, traffic and flood lighting (lighting pollution/spillage), particularly at evenings and weekends.
- The erection of more lighting on raised ground at such height are certain to impact greatly on residents – what design considerations have been undertaken?

- Children already kept up by the noise from the existing pitches and this will only add to this. (unregulated to regulated)
- Being open until 10pm Monday to Friday is too late on an evening. Sometime between 8.0 to 8.30 pm should be the latest and 3.30 to 4pm on Sundays. This is only fair and reasonable given the increase in noise and light to be expected from being open to all local clubs etc. At present there is no noise from this pitch on an evening, but we do hear shouting from the existing artificial pitch on an evening which is about 200 metres from us. The new pitch is only some 50 metres away from us. We believe that during the longer school holidays Easter and Summer etc the facility should be closed so we can all enjoy a break from the noise.
- There is already significant noise during the evenings coming from the existing facilities.
- Noise from exercise classes which take place inside the school hall are intrusive at times. This is difficult to reconcile with claims made in the application, given that the proposed pitch is nearer my house than the school hall, and is outside. The proposed late closing time would make this worse.
- Unacceptable noise pollution levels during the day and at night for the front of neighbouring residential properties.
- I do not want to hear noise from the proposed pitch at any time after 8pm Monday to Saturday and 4pm on Sundays.
- The pitches should not be in use all year around. There should be 'rest periods' where no noise occurs from the pitch area for example during the Summer Holidays where residents are out in their gardens more often than not.
- There are concerns about the noise impacts, some of which are unknowns, which could be life changing for residents.
- The sport court already in use causes a nuisance sound when in use. The ball crashing against the fencing, the loud voices, music and accompanying vehicles. I expect a significant uplift in all these with any new facility.
- With regards to the proposed amended hours of use there is no explanation as to what this balance is and how officers have come to this conclusion.
- Since Covid, the reduction in the Coops opening hours has had a positive impact on resident's health due to a decrease in traffic and parking issues.
- This is a primarily residential area with a high number of houses abutting the proposal site. It is imperative that it is policy compliant and hours of use restricted to 6pm.
- The brightness of the proposed lighting and the length of time they will be on will be a detriment to the people who live within its range and a compromise would be to limit the hours of usage.
- The effect of any noise after 6 o'clock will affect the health and mental wellbeing of adults and children.
- Noise and floodlighting will impact on human health and wildlife
- To make the AGP a financial success will mean greater use and an adverse impact on noise levels, which cannot have been adequately tested.
- Reference made to Sport England's Artificial Grass Pitches Acoustics Planning Implications Guide and the World Health Organisation guidance. Detailed queries raised in relation to the submitted noise impact report with regards to what is considered to be acceptable noise levels at neighbouring properties, particularly when considering topography. Reference also made to Environmental Health comments.

- Noise level predictions do not truly cover the full potential use of the AGP. A car park for 120 cars suggests that there will be far more users and potential spectators than any of these calculations are based on.

Officer response: Residential amenity concerns were noted during the planning application process which resulted in extensive negotiations between officers and the applicant team on restricting the hours of use to resolve the concerns raised. It is considered that an acceptable floodlighting design has been proposed to ensure that there is no unnecessary light spill which would have an adverse impact on visual and residential amenity. Environmental Health do not object to the proposal subject to the necessary planning conditions.

The applicant's noise consultant has also provided the following commentary in relation to detailed points raised by a representative:

"Thank you for your email. As the author of the Sport England document I am aware of the guidance. It is correct that buildings reflect sound and topography is important in sound propagation. Both of these aspects have been included within the model and therefore represent the features on site. Section 10 states that buildings have been created in the model and "third order reflections are calculated", the noise calculations are based on noise levels measured on an "open pitch" and then predicted for the proposed site including these reflections to represent the site and proposals. Similarly, section 10 states that the "The topography of the site and surrounding area has been determined from Environment Agency Lidar data". The topography of the site and the surrounding area is included within the model and the predicted noise levels take this topography into account. I believe this shows that both issues raised are addressed and considered within the submitted report."

Drainage/Flood risk

- The proposal particularly with the proposed mounds, together with the proposed car park, would cause rainwater overspill onto Springwood Road.
- The proposed drainage does not take into consideration the existing situation where surface water frequently overwhelms the capacity of the school grounds and spurts from the school field boundary onto Springwood Road – the road drainage is unable to cope and run-off through local properties.
- The site and Springwood Road already suffers from flooding during heavy rainfall and the loss of a grass pitch will exacerbate this issue.
- If the intent was merely to improve the usability of the facility then this could be accomplished through improved drainage for the existing pitches on this site
- Whilst all this work is undertaken I would like the poor drainage on the land to the west of the pitch to be addressed.
- When it rains heavily the water literally forms a waterfall through the wall that forms the boundary between the school field and Springwood Road.
- Most of that water ends up in my garden as it does not reach the drain in the pavement due to the camber of the pavement.
- No evidence that this proposal takes into account local knowledge of surface water already.

- Flood risk of the road and nearby residential properties, which is likely to worsen with climate change.
- Flood risk events are becoming increasingly common.
- Concerns about the worsening situation with drainage and flooding (including sewerage) on Springwood Road, which is a health hazard.
- The site is always very wet.
- Local roads and gardens flood when there is a deluge even if the drains are clear.
- Flood water comes out from the dry stone wall that runs along Springwood Road.
- The soakaway area is higher than the Coop as well as 50 and 52 Springwood Road, 2 Morefield Bank and as such will likely flood in this direction – these gardens are disused railway, they have very little soil due to being built on bedrock. There is no soakaway and our gardens and land will flood.
- Where does the water go after it is stored in the tank or if the tank is at full capacity? – it is likely to mean flooding of nearby Springwood Road and Miry Lane.
- Climate change concerns regarding impacts on local flood risk.

Officer response: Flood events raised by representations were investigated further by the Lead Local Flood Authority. The Environment Agency's 'Extent of flooding from surface water' map shows that the school buildings near to Heys Road and the playing field to the south east suffer from potential surface water flooding. The map also shows that Springwood Road as well as the concerned properties between nos. 1 to 44 Springwood Road also suffer from potential surface water flooding. These areas are all outside the red line boundary where the AGP is proposed. The necessary planning conditions would ensure that an appropriate drainage strategy that considered climate change flooding events was secured that provided a betterment in accordance with Local Plan policies LP27, LP28 and LP34.

The LLFA have explained that photographs showing a surcharging manhole would suggest that there is a strong possibility of a restriction of some description within the piped network causing a back-up of water. The LLFA has advised the concerned resident to contact Yorkshire Water to try and resolve this matter. The proposed drainage strategy does not propose to use the Yorkshire Water infrastructure and Yorkshire Water do not object to the proposal. Furthermore, the proposed soakaway drainage strategy is in accordance with the drainage hierarchy and is considered appropriate for this particular area.

Antisocial behaviour

- Concerns regarding the management of the site outside of school hours and the quality of life of local residents is already affected by litter; cannabis smoking; parents leaving their engines running; unlit and dangerous car parking area; speeding vehicles performing doughnuts in the car park; children climbing over the barrier between the edge of the school field and The Bridges, which would be lethal.
- Good CCTV and better signage would deter dog walkers from going onto the site at all and deter acts of vandalism thereby minimising the need for any fencing.

- Management and supervision of the facility was not mentioned. This would be an issue because disruptive and anti-social behaviour by a minority would inevitably happen.
- Loud swearing coming from the pitch is a concern on evenings.
- Who is going to manage the proposed unlit and hidden from view car park outside the Coop.
- Whilst 4.5m fencing appears high it is inevitable that a football will frequently be kicked over this fence onto Springwood Road.
- The sports court already in situ is constantly trespassed during hours out of service with little to no interference by the school or the facilities company managing the complex. What security considerations are in place for the new complex?

Officer response: The Design and Access Statement explains how the management of the facility would be overseen by the school's management and administration teams. No evidence has been provided to suggest that the proposal, or indeed its use, would result in any unusual security or safety concerns. No objection has been received by the West Yorkshire Police Crime Prevention officer. The measures to reduce any likelihood of anti-social behaviour would be secured by appropriate planning conditions, particularly the management of the facility outside school hours.

The field is currently used as a sports pitch with no fencing. The AGP has been designed in accordance with the best practice design guidance notes published by The Football Association (FA) / Sport England, which seeks to provide secure facilities and reduce the likelihood of balls being kicked outside the perimeter.

Highway safety, traffic and parking

- Additional traffic will park on nearby cul-de-sacs.
- Parking restrictions must be made on local roads to stop the overflow of cars in the provided car park.
- Traffic in surrounding streets would increase making the need for traffic calming measures even more necessary.
- Concern about for the proposed running track/athletics facilities at Little Wembley – there are no parking facilities at this site and surrounding streets already suffer from double parking and related highway safety issues.
- Inevitable increase in traffic to an already very busy and noisy Springwood Road is very concerning. The ever increasing new build housing estates such as Redrow on Stoney Bank Lane have recently added to this.
- There should be traffic calming and parking restrictions on Springwood Road.
- The increased level of traffic and road safety to an unreasonable hour - 10pm.
- The proposed car park at the Coop is too small for this proposal, unless yellow lines are painted on Springwood Road.
- Stoney Bank Road already has significant parking from Little Wembley football games over and above safe levels.
- Is it suggested that parking is contained within the school grounds and does this consider night classes, no of spaces required and overflow parking?
- Access onto Springwood road is hazardous. This road which has been subject to recent safety reviews - pedestrian fatality, traffic calming measures, narrow pavements, high traffic levels.

- Unacceptable level of traffic and parking on roads that are already overcrowded, historic road widths, bends, restricted views and impinging buildings. Together with a recent housing development at Stoney Bank Road and parking at the Coop will have an adverse impact on highway safety.
- Unacceptable local footpath access and provision to the site.
- Adverse impact on highway safety due to narrow roads and lack of parking.
- The Coop car park will be full of football supporters so will be denied to the local residents.
- For the other School sports the students will have to cross dangerous narrow roads to get to the other sports site. This artificial pitch should have been built there.
- Concerns regarding the existing unsuitable street design and enclosure, highway capacity and safety issues for Springwood Road and Heys Road.
- There is already inadequate parking and on-street parking issues for extra curricular activities at the school. There appears to be no excess vehicle activity due to the rise in use.
- There are already parking and traffic problems associated with Little Wembley, which this will worsen.
- Local roads, including Springwood Road, Miry Lane and Heys Road are unsuitable (with little or no footpath provision), busy, narrow and dangerous. They suffer from parking issues and traffic problems – this development worsen these issues.
- There is already a highway traffic and safety issue with youth football using Holmfirth High School and Little Wembley pitch at weekends – impact on buses, HGVs, pedestrians, etc.
- The very high floodlighting and prison high fencing is clearly designed to accommodate usage from clubs from out of the area.
- Concerns regarding potential impact on nearby former railway bridge.
- No rail links to Holmfirth and people unlikely to use the bus.
- The proposed Coop car park will be used by AGP users and would have to be marshalled.
- The attraction of this facility will extend beyond the Holmfirth area, bringing even more traffic to Springwood Road and probably using the surrounding roads as an overflow to the car park.

Officer response: It is understood that access to the site would be via the school's existing access arrangement via Heys Road and not via Springwood Road. Officers consider that there is sufficient on-site parking for visitors to use, particularly outside school hours. A car park management plan would ensure that the necessary measures were implemented to encourage use of the existing car parking facilities. Other concerns are noted but officers do not believe that there would be such a significant impact from development on the transport network (in terms of capacity and congestion), or on highway safety to warrant a refusal.

It is acknowledged that the proposed changes to the nearby 'Little Wembley' sports field would potentially increase the number of school pupils using these pitches more frequently during the summer months for athletics and rounders. It is also acknowledged that there is a change from a 7 v 7 football pitch to a 9 v 9 football pitch. Officers do not consider that the proposed changes to the 'Little Wembley' sports field would be significant enough to result in an adverse impact on parking, highway safety, or traffic. Furthermore, the school could choose to carry out changes to the existing playing fields without the need for planning permission.

Wildlife concerns

- In the fields adjacent to the school there is an abundance of wildlife that will be negatively affected by this proposal.
- No compensation for the loss of a green open space and its impact on wildlife.
- Noise and light pollution will have an adverse impact on local wildlife (e.g. badgers, deer, buzzards, owls, foxes and bats) using dark habitat corridors.
- Impact on flora and fauna.

Officer response: An Ecological Appraisal and Landscape and Ecological Design Strategy (which demonstrates how a biodiversity net gain can be achieved on site) has been carried out to the satisfaction of the Ecologist. Any planning permission would impose the necessary planning conditions to protect and enhance biodiversity on-site, including one which seeks a “lighting design strategy for biodiversity.”

Other concerns/observations

- The value of my property will decrease.

Officer response: This is not a material planning consideration.

- The neighbour representations do not appear to be from neighbours and appear to be orchestrated, if so there is no validation or governance to support these comments.

Officer response: Support for the AGP were made by persons who live at the following streets:

- Kistvaen Gardens Holmfirth
- Out Lane Holmfirth
- Sycamore Croft, Huddersfield
- Plover Road Huddersfield
- Colders Lane Holmfirth
- Daleside Avenue Holmfirth
- Birch Park Holmfirth
- Huddersfield Road, Holmfirth
- Gillroyd Lane, Huddersfield
- Cartworth Lane Holmfirth
- Dean Avenue Holmfirth
- Spring Lane Holmfirth
- Nields Road Huddersfield
- Blackthorn Drive Huddersfield
- South Street Huddersfield
- Cinder Hills Road Holmfirth
- Carr View Road Holmfirth
- Briestfield Road Wakefield
- Weavers Mill Way Holmfirth
- Briarfield Gardens Huddersfield
- Spring Lane Holmfirth
- Meadowcroft Holmfirth
- Calder Drive Huddersfield
- Paris Mews Holmfirth
- Weavers Mill Way Holmfirth

- Gregory Drive Huddersfield
 - Fulneck Close Huddersfield
 - Moorcroft Drive Holmfirth
 - Colders Lane Holmfirth
 - Heys Gardens, Holmfirth
 - Lydgetts Holmfirth
 - Cliff Road Holmfirth
 - Cuckoo Lane Holmfirth
 - Town End Road Holmfirth
 - Sude Hill Holmfirth
 - South Street Holmfirth
 - Heys Road Holmfirth
- Given the large number of elderly residents living in the properties close to the proposed development site, it seems unlikely they will be given a fair or proper opportunity to consider the proposal and lodge any comments due to 'lockdown.'
 - The case officer has mis-led members of the local community due to no consultation via the post, the time given to respond to additional information provided and unfair/unreasonable to put the onus on local residents to research every file created online.

Officer response: The necessary site notices were erected around the site and press notices were made. Neighbour notification letters were also sent to 67 properties around the site. Additional time for the receipt of consultation responses was also permitted. Further consultation has taken place where considered necessary, which the council were not required to do by legislation. Therefore, the consultation process is in accordance with the council's Development Management Charter.

- Nothing appears to have changed and the objections have not been overcome.
- Specific queries and objections to the report published for 26th August 2021 strategic planning committee, particularly with regards to the assessment at paragraphs 10.23, 10.24 and 10.27 of that report.

Officer response: Observations noted. Further clarification within the report has been provided where considered necessary.

- The reports carried out by the applicant's consultants are not independent reports.

Officer response: It is common practice and more appropriate for the applicant to appoint their consultants and for the council to subsequently review the information provided.

- Only football is to be played on the pitch outside of school hours- There is no clarity about how the school can use the pitch during the school use periods.
- During the playing season Sept -April there is only 1 session out of 96 when the pitch will be available to the neighbouring community for booking. Just over 1% of the potential usage. In the summer months I suspect the community would be happy to use the current FTP.

- During the playing season Sept -April there are only 6 sessions out of 96 when the pitch will be available to female football groups. Just over 6% of the usage.
- During the playing season Sept -April there are no sessions out of 96 when the pitch will be available to disabled users. 0% of the usage. I do not believe that this represents fair usage or fair community access. There are no identified slots for free community organisations or just for locals to self organise into non competitive games.

The applicant has provided the following commentary in response to the above points:

- The pitch will be used for a variety of sports including Football, touch Rugby, Rounders and Athletics during school hours. The nature of the pitch means that it would not be suitable for other sports such as Rugby for community use.
- As can be seen there is a big demand for community use of the pitch from local clubs and the community. Any spare slots would be available for neighbouring communities. Indeed, one other club from a neighbouring area has up to 20 slots. The actual allocation of these slots is something that we would be happy to look at.
- The numbers of sessions available to named female teams is derived from our links to local partner clubs. The sessions allocated to female teams equates to 100% of what has been requested by our partner clubs. Due to limited supply/ availability this is not the case for male teams. It should also be mentioned that female teams will also use the pitch on Saturday's and Sunday's (as part of match play). Furthermore, at Junior Level many of our partner clubs have mixed male and female teams. This is an area that we will keep a close eye as we are very keen to encourage female football. We feel that having the pitch will allow us to promote female and disabled teams with our partner clubs as part of their use.
- We have reached out to our Local Partner Clubs to provide access to disabled users. We are committed to working with them to boost the profile of disabled use through the clubs. When looking at free slots designed for a 5 a-side league and other free slots we will approach potential groups in this category to give them priority. We would use our partnership with local clubs to encourage them to provide more opportunities for all.

Officer response: The above comments have been provided in response to the draft community use agreement which is appended to the Planning Support Addendum. It must be noted that this is a 'draft' agreement as consultation needs to take place with the relevant stakeholders, which given the timeframes has yet to take place. The final agreement would be secured as part of a planning condition in accordance with NPPF paragraph 55.

Planning obligations

10.71 None required.

Other Matters

10.72 The planning application site falls within a Minerals Safeguarding area for Sandstone. It is considered that criterion b of Local Plan Policy LP38 applies for this type of surface development to be permitted as it is understood that

there is an overriding need within the district for AGPs. An AGP at this location would improve the quality of sport facilities available in Holmfirth and encourage participation in sport and leisure activities, which in turn would bring much needed health benefits with opportunity to generally improve quality of life for people engaged to the project.

- 10.73 The West Yorkshire Police Crime Prevention officer has not raised any objections to the proposals.
- 10.74 A condition requiring a construction management plan (CMP) to mitigate the impact of construction activities on local residents is recommended.
- 10.75 Another reason for which the planning application was deferred was due to members seeking additional details regarding the proposed AGP's community use. In response, a draft Community Use Agreement (drafted in line with Sport England template and guidance), appended to the PSA was subsequently provided. It should be noted that for these types of planning applications, such agreement is often secured at the discharge of condition stage, given the number of parties that need to be involved. Thus, officers would still recommend a planning condition securing a Community Use Agreement. Nevertheless, the draft Community Use Agreement provides a general overview as to how the proposed AGP can be operated.
- 10.76 With specific reference to the details requested by committee members the draft Community Use Agreement provides the following detail:

1. The following clubs are included in the draft programme of use:

Winter midweek club training:

- Holmfirth Juniors
- Hepworth United
- Community Use
- Cumberworth FC
- Hade Edge

Weekend training and club matches:

- Holmfirth Juniors
- Hepworth United
- 5-ASIDE LEAGUE
- Cumberworth FC

Summer use yet to be agreed

The programme of works shows that the proposed AGP would be used by boys and girls football teams from under 4's to under 18's. It also shows that the proposed AGP would be used by men's and ladies football teams as well as 'seniors.' It also shows the proposed hours of use by each team and community group. The draft community use agreement explains how the proposed AGP will be operated and managed by the School, in liaison with the Council and the Pennine Sports Partnership.

2. Charges /cost for users of the facilities:

Schedule 2 of the Community Use explains how a policy of affordable pricing shall apply to maximise Community Use and in accordance with the aims of the Agreement. It is claimed that prices shall be no greater than for similar local authority run facilities in the Kirklees area:

- Quarter Pitch (per hour) - £30 (Football Clubs)/ £35 (Casual Use)
- Half Pitch (per hour) - £60 (Football Clubs)/ £70 (Casual Use)
- Full Pitch (per hour) - £120 (Football Clubs)/ £140 (Casual Use)

3. Times of operation for community use: - detail clarifying when the community use will commence, and school use will finish:

School core hours of use: 9am – 6pm (term time)

Autumn/ Winter (1st October- 31st March) Community Use:

Mon- 6pm- 8pm
Tues - Thur : 6pm – 9pm
Fri : 6pm – 7pm
Sat : 9am – 5pm
Sun : 9am – 2pm
Bank Holidays - Closed

Summer months (1st April to 30th September) Community Use:

Mon - Fri : 6pm – 8pm
Sat : 9am- 2pm
Sun : Closed
Bank Holidays- Closed

10.77 Sport England have reviewed the information and provided the following commentary:

“As the applicant has suggested, the detail of a Community Use Agreement is normally held over to be fleshed out and approved as a ‘prior to commencement of use’ type condition.

Having made certain assumptions as to the value that a proposed sports facility will have [to community sport] and concluding that playing field policy – exception 5 is met, Sport England seeks confirmation of the community sport offer through a community use agreement condition. The applicant has used and populated a standard community use agreement template which can be found on our website, so its structure and scope is fine. In terms of detail I always look to see that the following fundamentals are met:

- *What is being made available for community use;*
- *When is it being made available;*
- *To whom is it available;*
- *At what cost;*
- *What is the duration of the agreement;*
- *How is it reviewed*

Obviously the application is for the AGP and the CUA centres on that. The community use hours have been discussed and agreed as part of the discussion/negotiation around the AGP's impact on neighbours so the CUA's detail merely confirms this detail. In terms of specified users, the detail in the CUA as to the initial users is fine as a flavour of intended use and as a demonstration of the AGP's value to community sport. We wouldn't want to see Planning Committee seek to prescribe these users to the exclusion of others though. Such a measure would unnecessarily restrict the site operator and would not allow them to adapt to the ebb and flow of local clubs' scale or indeed new clubs forming.

I don't know what the local hire cost for AGPs is, but the important aspect around cost is the principle set out at section 3.1 of schedule 2 of the agreement.

Duration of the agreement is the standard wording and as a result meets our requirement. Finally the process for review is fine."

- 10.78 KC Sport & Physical Activity have provided information that shows the pricing is not too dissimilar to other AGP's hire charges within the district. It is considered that the proposed draft community use agreement is sufficient for the purposes for the determination of the planning application in showing how the proposed AGP can be used by the community. It is still recommended that the specific details are secured by planning condition so that the necessary parties can agree upon its use and operation.

11.0 CONCLUSION

- 11.1 The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice
- 11.2 The proposed development would enhance an existing school playing facility with an opportunity for greater usage throughout the year by school pupils and by community groups. It would also contribute towards the recognised shortfall of AGPs within the district. The proposal would encourage greater physical activity and engagement with associated the benefits to education as well as health and wellbeing. For these reasons, it is considered that it would clearly outweigh any loss of the existing grass playing field that is designated as Urban Green Space.
- 11.3 Officers consider that the proposed development would be of a design that would not have an adverse visual effect on landscape character. The proposed development includes sufficient surface water drainage mitigation and management. The effect of noise and light spillage with appropriate conditions would not be harmful on neighbouring amenity. Appropriate conditions would ensure that there is no adverse impact on biodiversity and that a sensitive landscape scheme is achieved that secures a biodiversity net gain. There would be adequate on-site parking provision to serve the proposed development and there would be no harmful effects on highway safety and capacity. The development would not lead to crime and disorder.

11.4 This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and it is, therefore, recommended for approval.

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

1. Commencement of development within 3 years
2. Development should be undertaken in accordance with the plans
3. Submission of specification details of the design of lighting columns, fencing, gates, barriers, equipment store and handrails.
4. Submission of finished floor levels and site sections.
5. Submission of a community use agreement
6. Artificial Grass Pitch management plan
7. Submission of a site specific noise management plan
8. The perimeter fencing to the pitch shall be fixed to support posts with a neoprene (or similar) isolator to fully isolate the panels from the posts to eliminate unnecessary noise
9. The sports pitch hereby permitted shall not be used for any sports activities outside the agreed hours.
10. Before the development is brought into use any external artificial lighting shall be installed in accordance with the approved details.
11. Scheme detailing the dedicated facilities that will be provided for charging electric vehicles and other ultra-low emission vehicles
12. Noisy construction, demolition and site clearance operations shall not take place outside the hours of: 0800 to 1900 Monday to Friday; 0800 to 1300 on Saturdays With no noisy activities on Sundays or Public Holidays
13. Ecological measures and/or works shall be carried out in accordance with the Ecological Appraisal
14. Submission of a "lighting design strategy for biodiversity" to show the levels of lighting to be installed on the site and to provide details of mitigative measures where any light spill onto the retained trees is anticipated
15. The development shall be carried out in accordance with the approved Landscape and Ecological Design Strategy
16. The development shall be completed in accordance with the advice and directions (recommendations) contained in the Arboricultural Impact Assessment
17. Details of all hard and soft landscaping measures, including circulation areas
18. Car Park Management Plan providing details of signing and markings to ensure customers are aware of the proposed parking provision, details of literature and advertising to be aimed at ensuring the use of the car park and details of the supervision and marshalling of the car park at peak times.
19. Proposed design and construction details for all new retaining walls adjacent to the existing highway including any modifications to the existing highway retaining wall on Springwood Road/ Heys Road

20. Submission of a Construction Environmental Management Plan
21. Details of cycle storage facilities
22. Detailed finalised design of the soakaway scheme
23. Details of the maintenance and management programme of the detailed soakaway scheme

Background Papers:

Application and history files.

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2020%2f90640>

Certificate of Ownership – Certificate B signed and Notice served on Kirklees Council.