
Report of the Head of Planning and Development

STRATEGIC PLANNING COMMITTEE

Date: 16-Dec-2021

Subject: Planning Application 2021/93674 Partial redevelopment of Greenhead college including demolition and making good, erection of 2 and 4 storey buildings, reconfiguration of parking and access arrangements, reconfiguration of sports provision and other associated external works (Within a Conservation Area) Greenhead College, Greenhead Road, Huddersfield, HD1 4ES

APPLICANT

Galliford Try Building Ltd.

DATE VALID

22-Sep-2021

TARGET DATE

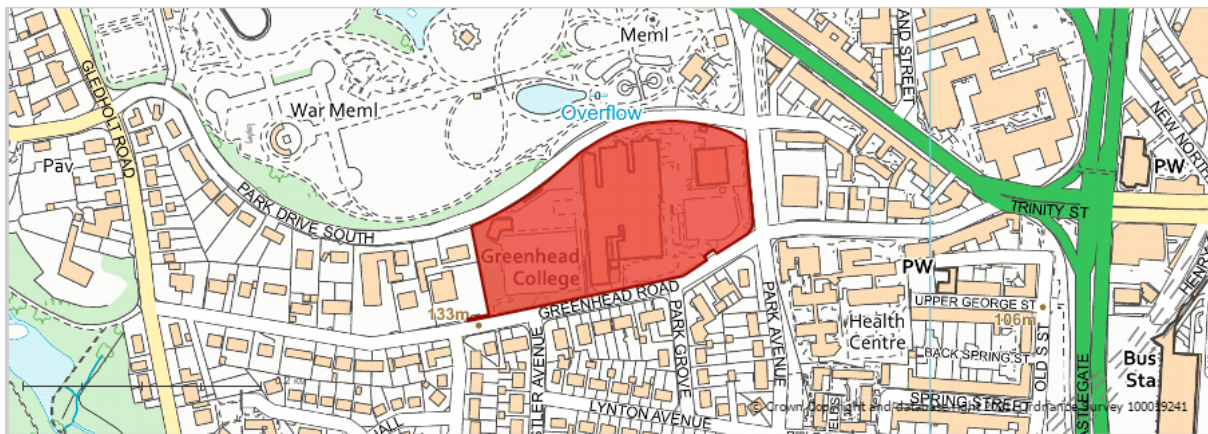
22-Dec-2021

EXTENSION EXPIRY DATE

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

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

LOCATION PLAN



Map not to scale – for identification purposes only

Electoral wards affected: Greenhead

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 Planning and Development in order to complete the list of conditions including those contained within this report.

1.0 INTRODUCTION

1.1 This application seeks full planning permission for the following works at Greenhead College:

- Demolition of the Laingspan blocks (a method of construction) and the remainder of the Science Block, and the making good of retained facades that would be newly exposed;
- Demolition of the existing changing pavilion and reconfiguration of the sports provision;
- The building of a new 4 storey building and a new 2 storey courtyard infill building;
- Relocated car parking and revised site access arrangements;
- Site wide landscaping associated with the above.

1.2 The application is brought to the Strategic Planning Committee, in accordance with the Delegation Agreement, because the site falls within land allocated as Urban Green Space. It therefore represents a departure from the development plan. It also has a site area over 0.5ha.

2.0 SITE AND SURROUNDINGS

2.1 Greenhead College is approximately 300m west of the Huddersfield Town Centre ring road. It is within a predominantly residential area, with dwellings to the south and west and commercial properties to the east. To the immediate north is Greenhead Park, which is a Grade II Listed Park and Garden that hosts several listed buildings. Greenhead College is also within the Greenhead and New North Road Conservation Area and adjacent to the Springwood Conservation Area.

2.2 Greenhead College is a sixth form education facility with grounds covering circa 2.5ha. The campus hosts a central agglomeration of buildings, which form the primary teaching block, with several satellite buildings. Car parking is located around the site but is focused to the east of the main building. To the campus' west is a large all-weather pitch (synthetic surface).

2.3 The site has a substantial stone boundary wall in all directions. The primary access for vehicles and pedestrians is via Greenhead Road (to the site's south), with a secondary access via Park Road South (to the site's north). Park Avenue, which is tree-lined, runs along the site's eastern boundary and currently has no access points into the school.

2.4 The number of students attending the college is 2,600. Current staff levels are 185 full time equivalent (FTE) staff (currently 90 full time and 130 part time).

3.0 PROPOSAL

3.1 The proposed demolition works cover 3,923sqm. This includes the removal of the existing central link extension, which is of 'laingspan' construction, and the remainder of the science block. Where buildings to be demolished connect to buildings to be retained, repair works would make good the exposed outer walling.

3.2 The new works would result in a net increase of 2,266sqm of floor space for the college. The number of students attending the college would remain unchanged at 2,600 students. Current staff levels of 185 full time equivalent (FTE) staff (currently 90 full time and 130 part time) would also remain unchanged. Through the proposed changes, the existing provision of 157 parking spaces would be retained.

3.3 Two new structures, hereafter referred to as the 'new block' and 'courtyard infill', are described as follows:

New block

3.4 This building would be constructed over the site's existing main east car park. It would have a total floor area of 5,294sqm over four floors. It would provide the following facilities:

- 24 specialist classrooms and laboratory spaces;
- A suite of admin accommodation and ancillary spaces;
- Open space to host a main hall, dining space and associated serveries;
- Study space and;
- Student social space.

3.5 The building would have a roughly rectangular footprint. A cantilevered feature would be above the main entrance. Windows would be provided on each elevation, with glazing to cover a large surface area. It would be faced in a buff brick (specified as Forterra Carsington Cream). The roof, to host plant and plant screening, would be flat with a parapet 1.8m in height. The building would incorporate a green roof and solar panels. Window would be set in 0.2m from the façade to provide a minimal reveal.

3.6 The area around the new build, which is currently used for car parking, would receive re-grading works and be pedestrianised. The current vehicle exit (one way) onto Greenhead Road would be converted into a pedestrian only route.

Courtyard infill

- 3.7 This building would be sited in the location of the former 'laingspan' central link extension. It would likewise act as a connection to agglomerate the college's several buildings. It would be predominantly single storey, with an element of first floor accommodation, totalling 895sqm of floor space.
- 3.8 As well as being connecting / circulation space, it would host a large dining / social area, with associated servery, and fitness studio with changing facilities.
- 3.9 The courtyard infill would also be faced in buff brick (specified as Forterra Carsington Cream), with a parapeted flat roof. This building does not have a green roof.

Other works

- 3.10 Due to the new block being sited over the primary car park, most of the car parking would be moved to the west of the site. The existing all-weather pitch (AWP) and sport pavilion would be cleared / demolished to make way for a 125-space car park arrayed in an 'L' shape. An existing closed access onto Greenhead Road would be re-aligned and widened to give access to the new car park.
- 3.11 A replacement smaller AWP would be formed adjacent to the new car park. It would be floodlit. It is proposed to be used by both the college and community use, with the following hours of use sought:
- Monday to Friday: 0830 – 2100;
 - Weekends: 0900 – 1800.
- 3.12 A new vehicle access is proposed onto Park Avenue (road to the east). This would provide service / emergency vehicle access to the east of the site and access to 9 parking spaces. Three council owned street trees would require felling to facilitate this access.
- 3.13 The site currently has a one-way system for vehicle movements. As noted above the 'exit' would be converted into a pedestrian access. The current entrance point (from Greenhead Road) would be widened to facilitate two-way movements and would provide access to 23 parking spaces.
- 3.14 Sheffield loops for up to 36 bikes are proposed across the site (30 are already present on site and would remain, for a total of 66 post development). Weldmetal fencing, 1.8m in height, would be strategically placed between each of the site's building to create a 'private' internal controlled zone within the centre of the site for security purposes.
- 3.15 Seventeen individual trees and sections of three tree groups are earmarked for removal to facilitate the proposed development. To compensate, a site wide landscaping strategy has been provided. This includes the planting of 14 extra heavy standard trees, around a new outdoor 'breakout space' to the site's north, and 2,560 whips spread around the site's vegetated boundary along with shrub planting. The 'breakout space' would have a circular surfaced area, with landscaping around it.

- 3.16 An additional substation is required to support the development. This is to be sited north of the Rostron building, adjacent to the site's existing substations. It would be a basic and functional service structure, faced in metal cladding, with a 3.8sqm footprint and ridge height of 2.8m.

4.0 RELEVANT PLANNING HISTORY (including enforcement history)

Application Site

2006/95249: Construction of synthetic grass pitch, porous macadam sports area for basketball, netball and tennis, access ramps vehicular access, 4m high fence, floodlights erection of single storey changing and storage accommodation and associated engineering works – Conditional Full Permission

Note: The netball / tennis courts were cleared from site between 2011 – 2016. The synthetic grass pitch remains.

2011/91422: Demolition of existing single storey lean-to and erection of single storey extension (within a Conservation Area)

2011/92096: Part demolition of boundary wall, erection of 2 storey classroom building and associated landscaping, and entrance gates (Within a Conservation Area) – Conditional Full Permission

2011/93106: Single storey extension to existing common room, to form improved student social area and entrance – Conditional Full Permission

2012/90238: Recladding of science block and replacement windows (within a Conservation Area) – Conditional Full Permission

2012/90519: Erection of second floor extension to existing classroom building (Within a Conservation Area) – Conditional Full Permission

2012/90523: Erection of single storey extension (within a Conservation Area) – Conditional Full Permission

2013/93550: Erection of four storey teaching block and demolition of an unlisted building in a conservation area – Conditional Full Permission

2015/93763: Erection of a two-storey building (within a Conservation Area) – Conditional Full Permission

5.0 HISTORY OF NEGOTIATIONS (including revisions to the scheme)

- 5.1 The application sought initial pre-application advise in October 2020 (ref. 2020/20421). The demolition was as proposed, but the proposal initially sought a new single building sited adjacent to the north-east boundary. Officers expressed concerns over the scale, mass, and form of the development and how it would impact upon the historic environment (being notably close to Greenhead Park).

5.2 The applicant considered officer feed-back and returned for a second pre-application enquiry in February 2021 (re. 2021/20084). This subsequent pre-application closely resembled the current proposal. The building had been relocated to the current position, to reduce the impact upon the historic environment in line with officer comments, and the car park was relocated and a replacement all weather pitch proposed. The pre-application was presented to the Strategic Planning Committee on the 31st of March 2021 to gain the committee's initial assessment of the proposal. Members comments are summarised as:

- A broad welcoming of the proposal and the perceived improvements to the college's education offer.
- Concerns that the design was too unitarian, lacking interest and ambition. It was deemed unambitious alongside the high-quality architecture elsewhere on the site.
- On-site public art should be retained.
- Members raise concerns over highways. They iterated comments that there is an existing on-street parking issue attributed to the college during teaching times. Queries about whether a dedicated bus services could be provided to serve the college.

5.3 This application was received in September 2021. The submission is supported by various supporting documents and plans. The layout remains as per the last pre-application that came before Members. In terms of the design, the mass and shape of the new block is predominantly the same; however, detailing has been added to attempt to address the Committees' comments. The applicant has re-visited the design and added architectural interest where feasible. This includes, but is not limited to, the introduction of louvres, an external reveal to the windows, feature ashlar stone. For public art, this related to a statue affixed to the wall of the lainspain link building: this was moved to the Rostron building several years ago and would be unaffected by this proposal. On the matter of highways, the application is supported by a transport statement. The applicant has commented that the development, while increasing floorspace, would not increase the number of students / staff and the existing level of on-site parking is to be retained. Nonetheless, a travel plan has been provided to look at ways to promote non car methods of travel for both staff and students.

5.4 Negotiations have taken place between the applicant, planning officers and their consultants. These principally related to seeking clarifications to submitted details and/or minor amendments to secure enhancements to the proposal. These include requesting more justification for the proposed material and amending the proposal to retain an additional tree on site. Discussions were also facilitated between the applicant and K.C. Forestry, relating to the loss of Council owned trees. The applicant worked positively with planning officers and submitted the requested information. On receipt of the requested details, officers confirmed they were supportive of the proposal.

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) and Supplementary Planning Guidance / Documents

6.2 The application site is allocated as Urban Green Space (UGS) within the Local Plan (site allocation ref UG103).

6.3 Relevant Local Plan policies are:

- **LP1** – Presumption in favour of sustainable development
- **LP2** – Place shaping
- **LP3** – Location of new development
- **LP9** – Supporting skilled and flexible communities and workforce
- **LP20** – Sustainable travel
- **LP21** – Highway safety and access
- **LP22** – Parking
- **LP23** – Core walking and cycle network
- **LP24** – Design
- **LP27** – Flood risk
- **LP28** – Drainage
- **LP30** – Biodiversity and geodiversity
- **LP32** – Landscape
- **LP33** – Trees
- **LP35** – Historic environment
- **LP38** – Minerals safeguarding
- **LP47** – Healthy, active and safe styles
- **LP49** – Educational and health care needs
- **LP50** – Sports and physical activities
- **LP51** – Protection and improvement of local air quality
- **LP52** – Protection and improvement of environmental quality
- **LP53** – Contaminated and unstable land
- **LP61** – Urban Green Space

6.4 The following are relevant Supplementary Planning Documents or other guidance documents published by, or with, Kirklees Council;

Supplementary Planning Documents

- Highways Design Guide SPD (2019)

Guidance documents

- Biodiversity Net Gain Technical Advice Note (2021)
- Planning Applications Climate Change Guidance (2021)
- West Yorkshire Low Emissions Strategy and Air Quality and Emissions Technical Planning Guidance (2016)
- Waste Management Design Guide for New Developments (2020)

National Planning Guidance

6.5 National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) 2021, published 20th July 2021, and the Planning Practice Guidance Suite (PPGS), first launched

6th March 2014, together with Circulars, Ministerial Statements and associated technical guidance. 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 9** – Promoting sustainable transport
- **Chapter 11** – Making effective use of land
- **Chapter 12** – Achieving well-designed places
- **Chapter 14** – Meeting the challenge of climate change, flooding and coastal change
- **Chapter 15** – Conserving and enhancing the natural environment
- **Chapter 16** – Conserving and enhancing the historic environment

6.6 Other relevant national guidance and documents:

- MHCLG: National Design Guide (2021)

Climate change

6.7 The Council approved Climate Emergency measures at its meeting of full Council on the 16th of January 2019, and the West Yorkshire Combined Authority has pledged that the Leeds City Region would reach net zero carbon emissions by 2038. A draft Carbon Emission Reduction Pathways Technical Report (July 2020, Element Energy), setting out how carbon reductions might be achieved, has been published by the West Yorkshire Combined Authority.

6.8 On the 12th of 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 would use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

7.0 PUBLIC/LOCAL RESPONSE

The applicant's statement of community involvement

7.1 The application is supported by a statement of community involvement (SCI). It outlines how the applicant engaged in pre-application discussions with the LPA. Following this, the applicant approached local ward members and those in neighbouring Newsome ward (due to the boundary line proximity).

7.2 For pre-application public engagement, the applicant outlines that due to the COVID-19 outbreak, it has not been possible to hold a public drop-in event to engage in person with the community and stakeholders. A 'virtual engagement' has instead been undertaken prior to the application submission, which

included: a flyer drop; a weblink to a website (via the College's webpage) housing a downloadable engagement document providing more information on the scheme; and a postal / email address for any queries. Flyers were sent to local residents in a sizable area and identified stakeholders.

7.3 In total the applicant received 4 responses from The Garden Trust, The Civic Society, a Greenhead Ward Councillor and a member of the public. The applicant has summarised the comments as follows:

- Suggestion that residents on Grasmere Road should receive flyers due to the student parking on this street (this was done);
- Comments about the potential to generate energy on the flat roofs at the site and for the inclusion of PV, and the provision of EV parking;
- Comments around the inclusion of cycle and eBike storage;
- Request for a landscape plan and comments regarding improving green infrastructure on the site to improve the wildlife and the link with the historic green space at Greenhead Park;
- Comments on the provision of an Arboricultural Statement and consideration of trees;
- Comments on building form / relationship to existing buildings;
- Consideration to be given to the setting of and views from Greenhead Park;
- Comments on the proposed materials and preference expressed for use of stone;
- Clarification sought that there would be no opening to the new car park from Park Drive South.

7.4 The applicant has considered each of these points in their planning statement. Their responses are to be considered where relevant within this assessment.

Statutory public consultation

7.5 The application has been advertised as a major development via site notices and through neighbour letters to properties bordering the site, along with being advertised within a local newspaper. This is in line with the Council's adopted Statement of Community Involvement.

7.6 The public representation period expired on the 12th of November 2021. Amendments to the proposal during the application process were minor in scale and did not warrant re-advertisement.

7.7 One public representation has been received. It was sent by the Huddersfield Civic Society. The following is a summary of the comments made:

- The improvement of facilities at Greenhead College is welcomed. The design does not impinge upon views from Greenhead Park.
- The level of tree loss is disappointing; however, it is appreciated as a necessity to maintain current level of off-road parking, with parking being an acknowledged issue of the site. However, no carbon impact assessment has been made for the loss of vegetation and trees
- The proposed 16 electric vehicle charging points is too low for 160 parking spaces. 30 cycle spaces for 2600 pupils and 185 staff is also low, despite this site being well placed for cyclists.

- Insufficient information has been provided to demonstrate an ecological net gain or needs to be clearer. The Ecological Impact Assessment fails to fully assess the impact of tree loss.

7.8 The site is within Greenhead Ward. Local ward councillors were notified of the application. No comments were received.

8.0 CONSULTATION RESPONSES

8.1 Statutory

Historic England: No objection, with advisory comments offered.

K.C. Highways Development Management (HDM): No objection subject to appropriate conditions being imposed.

Sport England: No objection subject to a condition relating to community use.

The Coal Authority: No objection subject to condition.

The Yorkshire Garden Trust: No objection, with advisory comments offered.

Yorkshire Water: No objection subject to condition.

8.2 Non-statutory

K.C. Conservation and Design: Expressed initial concerns over materials and provided advice on detailing. Following justification being provided by the applicant to justify the materials along with elaboration on the design detailing, C+D confirmed no objection subject to conditions.

K.C. Crime Prevention: Were involved in discussions with the applicant and the district Counter Terrorism Security Advisor (CTSA). Based on the information provided by the applicant and within the submission, they offer no objection to the proposal.

K.C. Ecology: No objection subject to condition.

K.C. Environmental Health: Are satisfied that the information provided with the application is acceptable in principle and the application may be supported, subject to condition. Some concerns / requests for clarification have been expressed against parts of the technical details submitted with the proposal, but it has been agreed that this may be addressed via conditions.

K.C. Landscape: Initially expressed concerns over the loss of trees upon Park Avenue and queried the design purpose behind the circular area of hard surfacing. Provided advice and feedback on landscaping matters, including noting some proposed plant species are invasive and concerns regarding the level of tarmac surfacing. Notwithstanding their advice, they have no fundamental objections subject to condition.

K.C. Lead Local Flood Authority: Expressed initial concerns regarding the surface water drainage arrangement. The LLFA worked with the applicant and these matters have been resolved. As such, the LLFA offer no objection subject to conditions.

K.C. Planning Policy: Provided advise on the proposal's impact upon the Urban Green Space. While it is acknowledged that the proposal represents a departure from the Local Plan (Policy LP63), based on the information provided Planning Policy are satisfied that the benefits of the proposal outweigh the minimal harm caused.

K.C. Trees: Offered advice through the application process. Queried elements of the tree loss within the site which were later amended to be retained. They note that the tree-loss of Park Avenue is to be mitigated. No objection subject to condition.

9.0 MAIN ISSUES

- Principle of development
- Urban design
- Residential amenity
- Highway
- Drainage
- Planning obligations
- Other matters
- Representations

10.0 APPRAISAL

Principle of development

- 10.1 Paragraph 47 of the National Planning Policy Framework (the Framework), which is a material consideration in planning decisions, confirms that planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. This approach is confirmed within Policy LP1 of the Kirklees Local Plan, which states that when considering development proposals, the Council would take a positive approach that reflects the presumption in favour of sustainable development contained within the Framework. Policy LP1 also clarifies that proposals that accord with the policies in the Kirklees Local Plan would be approved without delay unless material considerations indicate otherwise.

Education development

- 10.2 National Planning Policy Framework recognises the importance of ensuring that there is a sufficient choice of school places available to meet the needs of existing and new communities, and that councils should give great weight to the need to create, expand or alter schools; (paragraph 95) and work with school promoters to identify and resolve key planning issues before applications are submitted (paragraph 96).

10.3 The relevant Local Plan Policy for education facilities is LP49. It outlines the following:

Proposals for new or enhanced education facilities would be permitted where:

- a. they would 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 or they can be made accessible by walking, cycling and public transport.*

10.4 Consideration is first given to LP49(a and b). The applicant has provided a comprehensive statement on the need for the development. The key points are summarised below:

- The Department of Education has selected the site within its 'school rebuilding programme', which seeks to carry out major rebuilding / refurbishment of schools (and sixth forms) where needed, prioritised by urgency. This site falls within the first 50.
- Greenhead College has been prioritised as it has 'laingspan' building parts. Laingspan is a type of system buildings used to construct schools in the post-war period, which are reaching the end of their design life. They have potential structural weaknesses that mean they should not be retained. They are system-built, framed concrete buildings. They were a cost-effective form of construction in response to the requirement for an intense post-war school building programme. Issues relating to the structural design of the buildings were identified during the 1970s and since then, Local Education Authorities have been gradually replacing their building stock with alternative systems.
- The non-Laingspan element of the science has also been identified for removal as a consequential part of the project. The parts of the College to be replaced are therefore the Science Block (EFAF) and part of block EFAE accommodating the dining, kitchen, hall and social spaces. The development also provides the opportunity for shortfalls in existing accommodation to be addressed.

10.5 The benefits of the scheme to the College's learning and teaching offer are also an important planning consideration in this context. These are summarised as:

- Provision of a coherent college campus, integrated with the existing blocks and minimising travel distances between lessons;
- Creation of positive, usable external spaces for external teaching, independent study and social interaction;
- Location of the social and study spaces adjacent to the historic building creating an impressive learning environment;

- Creation of a simple structure, servicing and elevational approach that allows flexible teaching spaces to be easily adapted over time;
- The inclusion of large format spaces grouped centrally to allow for large scale events both during the college day and out of college hours;
- The provision of a centrally located dining and social space in the heart of the site linking the existing buildings and creating a flexible open area;
- Avoidance of the need for temporary teaching provision during the construction process (other than temporary changing provision in lieu of the demolished pavilion),

10.6 The LPA has consulted K.C. Children's Services. They have provided a corroborating statement on the current situation at Greenhead College, with the salient points being as follows:

- The potential need to rebuild the ageing science block at Greenhead College was first identified as a risk within the Learning and Early Support Service in early 2019.
- Greenhead has an above national average achievement rate (particularly in the sciences) and plays an important role in district wide education provision, with a focus on the delivery of quality level 3 A-level provision, especially in the core academic 'A' levels. This high performance is not due to the higher starting point of the learners, as the progress scores of the institution (the progress learners make from their starting point) is amongst the highest in the country at 0.2, compared with a national average of 0.0. Coupled with their outstanding grading from Ofsted, these measures point to an institution that achieves exceptional results across all metrics.
- Greenhead's successful bid for capital funds as part of the first tranche of the DfE 'Schools Rebuilding Project' represents an opportunity to match excellent outcomes with exceptional facilities, as well as addressing a future risk to post-16 STEM education and related economic goals within Kirklees. Should the bid not be successful, there would be a significant risk to future post-16 science education in Kirklees.

10.7 Turning to LP49(c), this is considered within the Highways assessment of this report (please see paragraphs 10.72 – 10.85). In summary, there are no highway-based concerns (subject to condition), and the proposal is not deemed to conflict with LP49(c).

10.8 Taking all these matters into account, the proposal is therefore considered to comply with the requirements of LP49. Based on the submitted information and validation from K.C. Education, the LPA recognises the need for the re-development of the site. The proposal would meet an identified deficiency in provision, and would result in the scale, range, quality and accessibility of education facilities being improved. In accordance with national policy, this should be given great weight in the planning balance.

Land allocation (Urban Green Space) and sports provision

- 10.9 The site falls within Urban Green Space. Therefore, Policy LP61 must be considered. The policy reads:

‘Development proposals which would result in the loss of urban green space (as identified on the Policies Map) would only be permitted where...’.

- a. an assessment shows the open space is clearly no longer required to meet local needs for open space, sport or recreational facilities and does not make an important contribution in terms of visual amenity, landscape or biodiversity value; or*
- b. replacement open space, sport or recreation facilities which are equivalent or better in size and quality are provided elsewhere within an easily accessible location for existing and potential new users; or*
- c. the proposal is for an alternative open space, sport or recreation use that is needed to help address identified deficiencies and clearly outweighs the loss of the existing green space.*

The protection set out in this policy also applies to smaller valuable green spaces not identified on the Policies Map.”

Consideration is first given to whether the proposal results in a ‘loss of urban green space’.

- 10.10 The replacement college buildings are proposed on the footprint of existing college facilities / classroom buildings and the new 4 storey building on the area of the existing tarmacked car park. As such, both these elements of the proposed development would not result in the loss of green space within the college site. However, the new car park is proposed to be developed on the existing all-weather pitch (AWP) and this may be considered a loss of urban green space.
- 10.11 Consideration is first given to LP61(a). The pitch is recorded within the Kirklees Playing Pitch Strategy, with a site recommendation of ‘protect – well used pitched, protect for college use’. Therefore, recent assessment clearly demonstrates the site is still required to meet local needs. Consequently, the application would not comply with LP61(a). For completeness, LP61(a) would also require consideration on whether the pitch makes ‘*an important contribution in terms of visual amenity, landscape or biodiversity value*’. The visual impact of the pitch is limited, being surrounded by substantial boundary walls and vegetation, limiting its prominence within the area. Conversely, the area is defined by its openness and spacing between sizable buildings, and the site does contribute to this. The ecological value of the pitch, which is a synthetic surface, is, however, limited.
- 10.12 Policy LP61(b) is considered below. For LP61(c), the building of a car park, notwithstanding the replacement pitch, would not be considered an ‘*an alternative open space, sport or recreation*’ use. Accordingly, the proposal is deemed to not comply with LP61(c) either.

- 10.13 Policy LP61 (b) allows for the development of Urban Green Space where replacement sport facilities, which are equivalent or better in size and quality, are provided elsewhere within an easily accessible location for existing and potential new users. The lost AWP is proposed to be replaced by a smaller AWP, relocated to the north-east of the existing pitch. However, the proposed replacement AWP is not equivalent or better in size and would therefore not meet Local Plan LP61(b).
- 10.14 LP61(b) also requires consideration of the replacement's quality, not just size, and whether it is *within an easily accessible location for existing and potential new users*.
- 10.15 Limited consideration has been given to seeking alternative provision elsewhere. The existing open space serves the specific function of an on-site pitch for Greenhead College. The College already has separate sports pitch facilities at Highfields Road: additional off-site sports facilities would be redundant. Being immediately adjacent, the new pitch is considered an 'easily accessible location'.
- 10.16 Importantly, the existing pitch is oversized (i.e. above the Sport England's guidance size) at 60m x 47m. The new pitch would be 60m x 40m, which is the standard quality size from Sport England's guidance and Greenhead College has confirmed it is adequate for their on-site curriculum and needs. A 60m x 40m pitch would support 3no. full size netball courts and 4no. tennis courts as well as hockey and football. This can be over marked with other sports as required. Therefore, while reduced in size to that existing, the pitch would not be 'substandard' in quality and would comply with the relevant standards.
- 10.17 The proposal would also deliver further elements of improvement to drainage and lighting. For drainage, the existing pitch simply has ground soakaway i.e. water hitting the pitch simply soaks away over time. In heavier rain, this can lead to waterlogging the pitch. The proposed pitch is proposed to have a positive drainage system, allowing for 'all-weather use'. In terms of lighting, generally there has been notable progression in sports lighting technology in the last 15 years, allowing for more energy efficient and targeted lighting compared to that presently on site. The proposed changing facilities are an enhancement likewise. The existing 4 changing rooms are non-compliant with Sport England standards. The proposal includes new changing facilities (within the courtyard infill).
- 10.18 Another improvement would be the community element. The existing pitch is limited to 'no commercial use' (i.e. students only), with the following hours of use secured via planning condition:
- Monday to Saturday: 0900 to 1800;
 - No use on Sundays or Bank Holidays.

The applicant is proposing that the new replacement pitch be open to community use, and have requested the following hours of use:

- Monday to Friday: 0830 – 2100
- Weekends: 0900 – 1800

10.19 Sport England are a statutory consultee for this application and have responded to the proposal. Their remit is the protection and enhancement of playing pitches. Having reviewed the proposal, they acknowledge the reduction in pitch size. The playing field area reduces by over 50%¹ between the existing and proposed layouts, and as a result the proposal cannot meet Sport England's quantitative test of playing field policy exception 4. Such a scenario would normally result in a statutory objection from Sport England, but there are instances where a proposal can demonstrate an overall gain for sport which outweighs playing field policy. The applicant has been in talks with Sport England to address this, with Sport England offering the following assessment:

The applicant is proposing to offer the proposed AGP [new AWP] for community use along with the off-site playing pitches at Highfields Road. The current AGP was permitted with an hours of use condition which effectively precluded community use of the facility. Advances in floodlighting technology which significantly reduce light spill and an acoustic fence enclosing the sides of the AGP which face outwards mean that the AGP is proposed to have hours of use for evenings and weekends which are conducive to community use. Sport England engaged with England Hockey as part of its consideration of the proposal. It advised;

Whilst the AGP is not big enough for Hockey match play we are aware that the College has a link with Huddersfield Dragons HC. We would like to see community use of this site for Hockey Heroes/Junior sessions to encourage greater numbers engaged in the sport across Huddersfield. We understand that the College plays its Hockey at Lockwood Park and has enquired about Storthes Hall when it is resurfaced in the near future.

A Gen2 surface would accommodate a number of sports use and recreational use by students. We would expect to see the facility open until 9pm Mon-Fri and 6pm Sat-Sun to allow for sessions to take place and for the site to maximise use from the surrounding community.

With regard to the off-site grass pitches at Highfields Road, the site contains two adult football pitches and one rugby league pitch. The Kirklees Playing Pitch Strategy highlights shortfalls across football and rugby league pitch capacity and so making these pitches available for community use would be a significant addition to pitch supply in Huddersfield.

10.20 Based on the above, Sport England offer no objection to the proposal subject to a condition for a community use agreement, which would off-set the harm caused through the reduced size, and the applicant's offered hours of use being secured via condition. This is acceptable to planning officers and is recommended. Conversely, K.C. Environmental Health have objected to the proposed hours of use. They do not object to the principle of a pitch in this location given that a larger all-weather pitch (AWP), closer to neighbouring properties, is already on site.

¹ Sport England are including the area of netball / tennis courts, which were cleared from site between 2011 – 2016.

10.21 It is relevant to acknowledge that the hours of use sought are materially different to the existing pitch and community use is also requested. While the public benefits of community use are acknowledged, these must be weighed against potential harm. The site is within a residential area, where the proposed community use and later hours of use could cause a degree of harm regardless of mitigation measures. K.C. Environmental Health therefore request the following hours of use be imposed via condition:

- Monday – Friday 0830 to 2030
- Weekends – 0900 to 1300

This is to prevent undue noise pollution and other amenity harm, through general disruption, by giving a reasonable period of no activity on the pitch. Planning officers support these hours of use. While more restrictive than initially desired by the applicant, they ensure, along with the mitigation measures, that the longer use of the pitch by both the college and community groups would not harm the amenity of neighbouring residents.

10.22 Other matters pertaining to environmental health and amenity (including other aspects of the pitch) are considered within paragraphs 10.68 – 10.70 of this report. Environmental Health has also raised some technical points seeking clarification or further information on the methodology behind the report; however, these can be addressed via condition: they do not present any prohibitive reason against the proposed AWP.

10.23 These more restrictive hours of use have been discussed with Sport England. They have stated that they are 'greatly disappointed' by the reduced hours of use, with the weekend afternoon restriction being a 'significant loss'. Despite this, Sport England has confirmed that they do not wish to object to the proposal (or utilise their 'call in powers', to force a decision by the Secretary of State).

10.24 Officers acknowledge Sport England's concern. However, the LPA are required to weigh all material planning considerations. It is maintained that the applicant's originally sought hours of use would materially prejudice the amenity of neighbouring residents through noise pollution and general disruption. It is reasonable for residents to have 'rest periods' when the pitch is not in use. Furthermore, the proposal would still represent a marked improvement in community use, on an evening and weekend morning. Accordingly, the LPA are satisfied that the application, with the outlined conditions, would still demonstrate an increase in playability and sporting capacity compared to the existing use of the pitch.

10.25 In summary, the proposal seeks development of Urban Green Space, which would result in the loss of Urban Green Space. The current pitch is oversized, with the application proposing a smaller pitch due to needing to accommodate the parking displaced by the proposed main block. However, the proposal would secure both physical and social improvements to the remaining pitch, which is still of a size that is accords with Sport England guidance. In addition, the development would deliver educational improvements to which significant weight must be attributed. Therefore, on the planning balance, the positives of the proposed development are deemed to outweigh the slight loss of Urban Green Space.

Sustainable development and climate change

- 10.26 As set out at paragraph 7 of the NPPF, the purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF goes on to provide commentary on the environmental, social and economic aspects of sustainable development, all of which are relevant to planning decisions. The Framework confirms at Paragraph 152 that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure. At Paragraph 154, the NPPF confirms that new development should be planned for in ways that: a) avoid increased vulnerability to the range of impacts arising from climate change and help to reduce greenhouse gas emissions.
- 10.27 It is acknowledged that the demolition of the existing structures and the construction of new buildings has a footprint in terms of CO₂ emissions. In response the applicant has submitted a dedicated Energy & Sustainability Statement, and offered the following statement:

A key part of the DfE's brief is to deliver a development that would achieve net zero carbon in operation (NZCiO). The main new building has therefore been designed to deliver an efficient form factor and effective mass which would support the NZCiO requirements. This includes meeting minimum building fabric standards in excess of building regulations to optimise the thermal envelope including the elimination of cold bridging, high levels of airtightness and insulation, controlling solar gain and utilising thermal mass to minimise heating demand and the risk of overheating in warmer months.

The proposed roof material is a sedum / green roof and photovoltaic panels would also be included, helping to address the DfE's sustainability brief and NZCiO requirement. This requires the roof to be of a flat roof construction rather than pitched. Wind catchers would be utilised to provide assisted natural ventilation to the larger spaces.

- 10.28 The document goes into notable detail about how the approach to sustainability for the proposed development has been considered, with the following energy hierarchy offered:
- 'Be Lean' - Energy demand would be reduced by achieving a well-insulated envelope which is both airtight and thermal bridge free. High performance glazing provides a positive energy balance whilst mixed mode ventilation maintains good air quality with minimal heat loss.
 - 'Be Clean' - Energy efficient building systems such as LED lighting and low-power fans and pumps would drive down regulated energy use. Robust quality control, commissioning and handover procedures on site would further drive down energy use. Combined heat & power was considered however this has been discounted due to a poor base load and a desire to avoid onsite combustion of fossil fuels. Connection to a district heating scheme was also considered however there are no suitable existing networks to connect into. The use of a

lower temperature air source heat pump system throughout the building via multiple distribution systems (UFH, radiators and heating coils) would help to ensure an element of futureproofing for the development.

- 'Be Green' - The remaining energy demand would be met through low and zero carbon energy sources. The development's heating, cooling and hot water needs would be met through efficient air-source heat pumps, and a PV array would be provided on the roof of the main building.

10.29 The combination of the above measures results in a 53.3% reduction in sitewide regulated CO2 emissions compared to the Building Regulations minimum and 29% reduction of the energy demand from on-site renewable sources. It is evident that the applicant has given sufficient consideration to the impact of the proposal on climate change. The measures outlined are welcomed and are to be secured via condition.

Principle of development – Conclusion

10.30 The site is Urban Green Space, which the proposal would result in the partial loss of. The proposal therefore represents a departure from Policy LP63 of the Local Plan. Planning permission decisions must be taken in accordance with the development plan, unless there are material considerations that indicate otherwise. In this case the harm of this loss is minimal and the public benefits of the proposal, to local sport and education, are deemed to clearly outweigh the harm caused. Furthermore, adequate consideration of, and mitigation for, climate change has been evidenced. Therefore, the principle of development is deemed to be acceptable. Consideration must be given to the local impact, outlined below.

Urban design and heritage impact (including demolition)

10.31 The principal relevant design policy is LP24 of the Local Plan. This policy seeks for development to harmonise and respect the surrounding environment, with LP24(a) stating; 'Proposals should promote good design by ensuring: the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape'. This reflects guidance contained in Chapter 12 of the National Planning Policy Framework.

10.32 Consideration must also be given to the historic environment. The site is within the Greenhead Park / New North Road Conservation Area and is adjacent to the Springwood Conservation Area. There are also several listed buildings to the north, east, and west of the site, and Greenhead Park is a Registered Park: all are Grade II listed. Sections 66 and 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 introduce a general duty in respect of listed buildings and conservation areas respectively. S66 requires the decision maker to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. S72 requires the decision maker to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Additionally, LP35 and NPPF Chapter 16 outline the principle of development and restrictions for development in the historic environment. Chapter 16 requires great weight to be given to the conservation of designated heritage assets where a proposed development has impact of on the significance of the heritage asset (paragraph 199).

- 10.33 Furthermore, the NPPF confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 202 of the Framework states that where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 10.34 These policies requires consideration of a heritage asset's specific heritage value. The Greenhead Park / New North Road Conservation Area does not have an area appraisal; however, its heritage value is deemed to be its tree-lined streets and the spacious Victorian setting of the dwellings adjacent to a public park, hosting various high-quality buildings from this era.
- 10.35 The listed buildings each have their own heritage value, but overall can be surmised as their architectural appearance and features, along with their contribution to the setting. These aspects will be considered in the following assessment, where relevant.
- 10.36 Greenhead College's main building is not listed. However, it is an important building that contributes to the value of the Conservation Area. As such it is considered to be a non-designated heritage asset by virtue of its architectural form and setting.

Demolition

- 10.37 Regarding the proposed demolition of specific buildings on site, officers do not oppose the demolition of these modern, 20th century buildings. Each is well contained within the site, limiting their impact upon the setting of any of the nearby listed buildings. Furthermore, being modern structures, none formed part of the historic setting of the buildings.
- 10.38 The northernmost building, hosting the science block, is large in scale with a gable end which is at odds with the character of this area and does not contribute to the Conservation Area. Likewise, the existing laingspan link section does not contribute to the Conservation Area (or setting of the listed buildings / park), and its removal is not opposed. The removal of these buildings and the installation of sensitive landscaping of the northern part of the site would enhance the setting of the park and is welcomed.
- 10.39 It is acknowledged that the removal of the laingspan link would expose part of the original Greenhead College building's side wall. A method statement should be provided to show how the exposed external walls of the old school building would be cleaned, repaired and pointed following demolition. It is recommended that this be secured via condition.

New block

- 10.40 The siting of the building was discussed at length through the pre-application process. Initially the applicant sought for the new block to be sited north of the current proposal (approximately over the now proposed circular outdoor area).

This led to concerns from officers because of the proximity to Greenhead Park, and the prominence of the building to this heritage asset. An alternative location was considered to the west of the site, over the sport pitch, however this land has a higher topography that would result in a building with a likewise unduly prominent and dominant appearance. This was also expected to remove all playing pitch provision from the site. Through these discussions, the current layout evolved. Officers are therefore satisfied that the proposed location is the most suitable within the site, with the least harm to the historic environment.

- 10.41 The scale and massing of the building was also discussed at length during the pre-application. The proposed new block would be a sizable building within its setting. The overall scale is defined by the quantum of accommodation required by the college and funded by the DfE: officers accept that the massing has been kept to the operational minimal, giving due regard to these considerations. As a result of these restrictions and efficiency, the building would have four storeys and has been designed with a rectangular footprint and elevations. The massing of the building would be minimised by the location being the lowest part of the site. Furthermore, through cutting the ground floor into the site, it would present only three storeys to the west. Due to the scale of the building and requirement for sustainable features, such as green roofs and solar PV panels, a flat roof is proposed, set behind a simple parapet wall. This, too, would aid in keeping the height and massing down.
- 10.42 At the Strategic Planning meeting held 31st of March 2021, Members expressed reservations over the then-proposed unitarian design, citing that it lacked interest and ambition. While the mass and shape of the building has not changed, the applicant has undertaken a design review on the architectural features. Reference has been broadly taken from the historic Greenhead Hall, a large villa that once occupied the site and had pitched roofs set behind a parapet wall with a decorative balustrade and pronounced string course. Extensive areas of fenestration, architectural detailing and a recessed glazed entrance add interest and contribute towards reducing the mass of the building. Likewise, Greenhead Hall and the former school building have been broadly used as a reference for fenestration design of the new building, with repetition and uniformity along the elevations. Louvres and panels give the openings a somewhat vertical emphasis while providing the required environmental conditions for the building. The ratio of glazing to solid surface is welcomed, providing a well-mannered and open façade with extensive areas of glazing also adding visual interest.
- 10.43 The impact of the proposed building on the setting of the former school has been minimised as far as possible by siting it towards the north of the car park on land which drops away to the east, with a three-storey elevation facing the school building and the roof level only slightly higher than the ridge line of the school. The recessed glazed atrium softens the dominance of the building in context with the former school building, providing views of the old school façade and adding a focal point. Nonetheless, it is accepted that the proposed building dominates this part of the site and would partially obscure the façade of the former school building, particularly when viewed from Park Avenue to the east. Although there is a direct impact on the setting of the school building, this location has the lowest impact on the designated park and on balance it is the least harmful option for a building which is necessary to provide a high-quality, efficient and effective education facility.

- 10.44 The proposed materials for the external walls would be cream-coloured hand-made bricks with cast stone copings and sills, a 140mm coursed dressed natural stone band below the parapet and recessed ashlar stone panels on the north and south elevations. The Design and Access Statement states that the material palette has been selected to respect the predominant tones, textures and colours of the local stone and slate.
- 10.45 Officers expressed an initial preference for natural stone to be used, as the predominant material in the area. In response, the applicant gave the following statement:

Working with the wider design team we explored options to switch to a stone façade before finalising the scheme for submission. The final scheme incorporated additional detail and stone elements as outlined within the submitted proposals, particularly the Design and Access Statement, however it was not feasible to provide a greater extent of stone due to the financial constraints associated with the project. Funding need is assessed by the DfE during feasibility stage and robust cost plans developed that follow a funding formular and process that is adopted nationally. In the case of Greenhead College additional funding was provided (within the limits of the wider building programme) due to the historic nature of the site - this has been used to fund the enhancement of the pallet and detailing over a standard school build as indicated in the submitted scheme. The overall scheme funding is fixed to deliver the quantum of accommodation briefed by the DfE to a rigorous technical specification, all within the constraints of the site.

In reviewing the cost and programme implications of switching from this to a full Yorkshire stone façade it was advised that a further significant cost uplift in the region of £500,000 - £550,000 would be incurred. To put this into context this is the equivalent of having to remove circa 230sqm of floor area which, for example, would equate to 2 science labs and a classroom or 4 classrooms. Whilst such a reallocation of funding would not be permitted under the DfE funding terms, it should be noted that the operational implications of such a transfer- from critical space requirements to the façade treatment - would have resulted in operational impacts on the college due to loss of space. The college already operates with very high utilisation of spaces throughout the campus – this would fundamentally impact the delivery of teaching and learning and could result in a reduction of the curriculum offer. Unlike commercial developments there is no ability to offset such an uplift against anticipated profit or leverage debt such as in the Higher Education sector. Ultimately this meant the introduction of stone was unaffordable and could jeopardise the viability of the scheme.

- 10.46 The use of brick as the primary facing material, if not appropriately detailed, may not sit comfortably alongside the natural stone that is prominent within the area and the adjacent main Greenhead building. However, the use of a suitable buff brick, with a colour matching stone, would assist the scope for the building to harmonise with the existing built environment. The supporting documents state that the proposed material 'Forterra Carsington Cream' has been selected to complement the tones and hues of the former school building and the materiality and character of Greenhead Park Conservation Area. It states:

A material palette has been selected that is respectful of the predominant tones and colours of the local stone and slate typically found on the historic buildings in the surrounding conservation area, and the rich variation and texture found within that stone; using a brick that pays homage to these tones and textures but does not seek to replicate them in a modern building, ensuring that the proposal is read as a clearly contemporary intervention.

- 10.47 Brick is not the only material proposed. Ashlar stone and art-stone would be used as features on the building. Their complementary use is welcomed and helps ground the proposed building into the surrounding environment. Notably the ashlar stone is located by the entrance, creating an attractive and detailed focal point for the whole site.
- 10.48 On balance, weighing the constraints faced by the applicant and the public benefits of the proposal, the use of a sufficiently high-quality buff brick is not opposed. As noted, a specific material has been proposed; 'Forterra Carsington Cream'. Nonetheless, officers have not inspected samples to be wholly satisfied with this material. It is therefore proposed to attach a condition requesting samples of all materials to be submitted prior to any works commencing on site. These would need to be viewed on site in the context of the Conservation Area and adjacent building and this would provide an appropriate mechanism to control and inform the materials to be used.
- 10.49 Overall, the design has had to balance financial and on-site constraints versus delivering the much-needed required facilities. Its location, size and appearance have been justified through the application. Officers are satisfied that the building is visually attractive and would serve its intended function well. The impact upon the Conservation Area is considered, as a whole, further below.

Courtyard infill

- 10.50 The construction of the replacement courtyard infill building is not of concern as this replaces an existing building of a similar scale. Its design is not unattractive and achieves the difficult job of connecting several buildings, each with their own appearances, without appearing either dominant or incongruous. It is situated within the centre of the site, with larger buildings effectively screening it from outside of the site. As a result, the impact on the character of the historic environment, consisting of both the Conservation Area and Listed Buildings, is negligible.
- 10.51 In terms of materials, it would be faced in the same buff brick as the new block. For the reasons given above, this is not opposed.

Other works

- 10.52 The change to the site's west, consisting of removing the existing pitch and replacing it with a smaller pitch and car park, raise no design or heritage concerns. This area is set behind a high boundary wall facing the park and would therefore have no impact on its setting, with a neutral impact on the character of the Conservation Area. The changes to the accesses onto Greenhead Road are minor in nature and would have minimal impact.

Summary of heritage impacts

- 10.53 Chapter 12 of the NPPF requires consideration of the level of harm a proposal may cause to a heritage asset. S72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 requires due consideration be given to the character and appearance of a Conservation Area. S66 requires the decision maker to have special regard to the desirability of preserving a listed building and its setting, or any features of special architectural or historic interest which it possesses
- 10.54 The proposed development is considered to have a neutral impact upon the nearby listed buildings. None of their fabric would be affected and the site is removed and isolated away from the listed buildings so as to not cause material harm to their setting. Similarly, while adjacent to the Springwood Conservation Area being outside of its boundary and set in another context prevents harm being caused.
- 10.55 The proposal, through the four-storey new block, would introduce a substantial modern intervention into the New North Road / Greenhead Park Conservation Area. Whilst screened, it would inevitably be visible from several vistas from within the Conservation Area, although these would notably be limited from the important vistas within Greenhead Park to the north. While the design is acceptable and the massing appropriate for the site, it is concluded that the new building would cause harm to the setting of the Conservation Area. The loss of the trees along Park Avenue would detract from the setting of the Conservation Area. However this harm would not be substantial to the overall value of the Conservation Area. Other tree-loss within the site would be less notable from the wider conservation area and is to be offset via mitigatory re-planting.
- 10.56 Weighing the above, planning officers and the Council's Conservation officers conclude that overall and cumulatively, the harm of the proposed development on surrounding heritage assets would be less than substantial. Having regard to Paragraph 202 of the Framework, this harm should be weighed against the public benefits of the proposal. The requirement for a substantial education building and the proposed location have been justified, with clear public benefits demonstrated (set out within paragraphs 10.4 – 10.8) as required by paragraph 200 and 202 of the NPPF (2021). The public benefits would therefore outweigh the less than substantial harm.
- 10.57 For these reasons, the proposed scale and appearance of the development is considered to promote good design. Its appearance, scale, and layout would also sufficiently respect and enhance the character of the townscape and heritage assets. It is therefore considered to comply with the objectives of Policies LP24 and LP35 of the Local Plan, and guidance within the NPPF.

Landscaping

- 10.58 The relocation of the main pedestrian entrance from the south-east corner of the campus to the existing vehicle entrance further west would create a new view of the façade. The creation of a new piazza and landscaping in high quality materials alongside a well-designed contemporary building should enhance its setting and mitigate the harm caused by development on this site. The erection of mesh-fencing within the site, to create a secure area for students, is an understandable desire.

- 10.59 The application is supported by a landscape scheme and appropriate Arboricultural Survey and Assessment. The application is also supported by an Arboricultural Method Statement, which outlines measures to ensure good practice in the protection of retained trees during the development. The implementation of these measures may be secured via condition.
- 10.60 Tree-loss within the site includes 14 individual trees and sections of three tree groups. Note the proposal includes the removal of a further 3 trees off-site; these are considered below in paragraph 10.62 – 10.63. The on-site loss is necessary to facilitate the development and is to be mitigated through re-planting, consisting of 14 extra heavy standard trees (16 – 18cm trunk girth) and circa 2,500 whips. These are in appropriate locations and would enhance the setting of the site and how it is viewed in the wider area. The proposal includes a large circular hard-surfaced outdoor space. The applicant states that this space has been designed in close liaison with the College to allow them to have a hard external social / breakout space, as they are currently lacking this type of space. It would be tree-lined and is expected to host moveable furniture, such as benches and tables.
- 10.61 On the whole the internal Landscaping strategy is acceptable and welcomed, securing sufficient mitigation for on-site tree loss, adding attractive planting, and the Arboricultural Management Plan would ensure the protection of retained trees during the development. Notwithstanding this, the current proposed landscaping includes several species that are classified as potentially invasive. Their replacement is a minor requirement; it is therefore recommended that a condition be imposed requiring an updated landscaping plan with the potentially invasive replaced with suitable alternatives. The condition will also require details of the landscaped area's ongoing maintenance (for a minimum of five years).
- 10.62 The scheme would also require the removal of three mature sycamore trees to facilitate the new access onto Park Avenue. The trees are owned and managed by the Council. They offer a high level of public amenity and contribute towards the character of the New North Road / Greenhead Park Conservation Area. Discussions aimed at preventing the tree loss have taken place. However, the applicant has provided justification to explain the need for the proposed Park Avenue access. This is summarized as:
- The access is needed to provide entry to an area of retained parking for the college to keep the same number of parking spaces across the site.
 - It is necessary to deliver emergency vehicle access to parts of the site, including up to a fire tender in size.
 - It is needed for servicing access to the bin store, which is positioned 'back of house' in proximity to the kitchen in the new building.

The use of the proposed access keeps the above arrangements separate to the student movements within the site. The location of the access itself has been optimised to ensure all these functions can be achieved and to minimise the impact on the Park Avenue trees. Consideration has been given to alternative points of access. However, based on the current layout that is proposed, Officers are satisfied that it is the most suitable, viable for highway

purposes and results in the least tree loss. In terms of alternative layouts for the whole site, as has been assessed previously, various layouts were considered and discounted; that proposed is also the most preferable from a heritage perspective.

- 10.63 Fundamentally the tree loss is necessary to facilitate the proposed education development which, as set out within paragraphs 10.4 – 10.8, must carry substantial weight on the planning balance. Therefore, the loss of trees is, on balance, considered justified from a planning perspective. Financial mitigation for the loss of these trees would be subject to a separate discussion between the applicant and the Council as landowner and not through the LPA. Nonetheless, for information, using their standard approach to calculating tree value, K.C. Forestry have valued the trees at £20,000, which the applicant has agreed to pay. This £20,000 is expected to be spent by K.C. Forestry on replacement street-trees and their ongoing maintenance within the area.
- 10.64 For these reasons, the proposed landscaping of the development is considered to promote good design that would enhance the character of the built environment. It is therefore considered to comply with the objectives of Policies LP24 and LP33 of the Local Plan, and guidance within the NPPF.

Residential Amenity

- 10.65 Local Plan policy LP24 requires developments to provide a high standard of amenity for future and neighbouring occupiers, including by maintaining appropriate distances between buildings. This reflects guidance at Paragraph 130 of the Framework which advises that developments should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 10.66 The courtyard infill building is located within the site's centre, with larger college buildings in each direction. It is well spaced and screened from 3rd party dwellings and there are no concerns that it would lead to overbearing, overlooking, or overshadowing.
- 10.67 The new block is sited adjacent to the site's south-east boundary. Dwellings on Greenhead Road face towards it. At four storeys, the new building is sizable. However, the minimum separation distance from wall to wall is circa 35m with intervening features include Greenhead Road, the site's boundary wall and mature trees. While it is accepted that the new building would be prominently visible from the dwellings facing it on Greenhead Road, the described arrangement is not anticipated to cause materially harmful overbearing or overlooking upon residents. Being due north from the dwellings on Greenhead Road, overshadowing would not occur.
- 10.68 The new block would include dining and kitchen areas for the service users and therefore would involve the preparation and cooking of food. As there is existing residential amenity nearby, there is the potential to generate odours that may have an adverse impact on the amenity at nearby properties. The application was submitted with an odour impact assessment, which was reviewed by K.C. Environmental Health. On review Environmental Health raised concerns on several technical points. However, they have confirmed no in-principle objection and recommended that the outstanding technical points may be addressed via condition. A separate condition is recommended for a scheme to prevent fats, oils, and grease entering the drainage network serving large scale food preparation and dish-washing areas. Each of these conditions are deemed reasonable and are also recommended by planning officers.

- 10.69 The noise impact of the sport pitch has been considered previously in paragraphs 10.18 – 10.24. Other potential noise pollution sources include the plant for the new building and the car park, which have been considered within the submitted Noise Impact Assessment. Lighting strategies for the pitch and car park have also been submitted. These have likewise each been reviewed by K.C. Environmental Health, who consider the information adequate to establish no in-principle objection to the scheme, subject to a condition for submission of further details on technical points on lighting and noise mitigation.
- 10.70 A condition requiring the submission and approval of a Construction (Environmental) Management Plan (C(E)MP) is recommended. The necessary discharge of conditions submission would need to sufficiently address the potential amenity impacts of construction work at this site, including cumulative amenity impacts should other nearby sites be developed at the same time. Details of dust suppression measures would need to be included in the C(E)MP. An informative regarding hours of noisy construction work is recommended.
- 10.71 To summarise, the proposed development is not considered detrimental to the amenity of neighbouring residents. Subject to the proposed conditions, the application is deemed to comply with LP24 of the Kirklees Local Plan

Highway

- 10.72 Local Plan policy LP21 requires development proposals to demonstrate that they can accommodate sustainable modes of transport and can be accessed effectively and safely by all users. The policy also states that new development would normally be permitted where safe and suitable access to the site can be achieved for all people, and where the residual cumulative impacts of development are not severe.
- 10.73 Consideration is first given to traffic generation. As the site is already run as an education facility, the use is established. The proposal would result in a net increase of 2,266sqm of floor space at the college. However, the proposal is not intended to increase either student or staff numbers, which are currently 2,600 and 185 (full time equivalent). The additional floorspace is to contribute to improve student social areas, dining facilities, and classrooms to modern national standards alongside ancillary rooms. It is therefore recommended that the retention of maximum student and staff numbers be secured via condition.
- 10.74 The proposal includes the all-weather pitch (AWP) having a community use, including evening and weekend opening times. This would result in travel movements at times not currently happening at the site. However, the AWP is comparatively small in scale to the main college use. Any traffic associated with it would be negligible and, as community uses would take place outside of normal college operating hours, not cumulative with the existing traffic movements. The main car park for the site, which is immediately adjacent to the AWP, is more than adequate to accommodate parking associated with out of college hours pitch use. Therefore, the proposal would not result in a material change in the site's established impact upon the local network.

- 10.75 For parking, as existing, there are 157 parking spaces for staff and visitors. Whilst these would be re-arranged within the site, this exact number would be retained. Overall, it is considered that the proposed development would have no impact on the existing situation in terms of traffic impact or parking demand, and therefore the retention of 157 parking spaces is acceptable. However, it is accepted that the delivery of the parking spaces would presumably have to be phased during construction, given site's size and layout restrictions. A condition is recommended requiring a phased delivery strategy for the car parking and the thereafter retention of the 157 parking spaces.
- 10.76 Students are not permitted to park cars on site. Student off-site parking is noted to be a concern in the area, which has previously been raised by members of the committee. However, this is an existing situation. As the proposed development would not materially change the existing situation (i.e., student numbers and demand for parking), it is deemed beyond the remit of this application to attempt to resolve this matter.
- 10.77 Members previously queried whether a dedicated bus service could be arranged for the college. Given the above assessment, this is not deemed necessary by planning officers. Nonetheless, the applicant has stated that due to the variety of places that students attend from, a dedicated bus would be impractical. Furthermore, the site is within a brief walk from Huddersfield bus station, which is a hub for most local bus services, further limiting the benefit of a direct bus. It is also close to the train station. Furthermore, the application is also supported by a travel plan which includes measures to promote alternative methods of transport for students. Measures include, but are not limited to;
- Promoting walking
 - Identifying safe walking routes. Student involvement in this is an opportunity to raise awareness about travel choices
 - Teaching students about the health benefits of fitness and walking through lessons and tutorials
 - Participation in walk to 'school' (college) week.
 - Promoting cycling
 - Provision of secure, covered cycle parking facilities for staff and students
 - Cycle maintenance courses
 - Provision of lockers and changing facilities for staff and students
 - Promote Public Transport Use
 - Advertise proximity of rail and bus stations in prospectus, college literature and newsletters
 - Maintain liaison with local authority and transport companies on costs, routes and timetables
 - Put up posters, prominently placed in the college buildings to advertise bus and train timetables

- Measures to Reduce Car Use and Encourage Car Sharing
 - Promotion of green travel week
 - Parking spaces within the site would be allocated for car share users in a preferential location. The number of car share spaces required would be monitored on an ongoing basis
 - provide train booking service through admin office for staff on trips for college business
- 10.78 A travel plan coordinator would be appointed for ongoing implementation and monitoring of the travel plan. These measures are welcomed, and it is recommended that the implementation of the travel plan be secured via condition.
- 10.79 The proposal includes 30 covered (long stay) and 6 uncovered (short stay) cycle spaces. The site has an existing 30 spaces which would be unaffected, for a proposed total of 66. The doubling of cycle parking provision, without an increase in students, is welcomed and a condition for the additional 36 spaces is recommended to be imposed. This would include requiring specific details of the cycle shelters, to ensure suitable facilities are implemented. Should student uptake of cycling notably increase, and additional storage above the 66 be necessary, the site is capable of hosting additional storage facilities: this would be monitored as part of the travel plan.

Means of access

- 10.80 The new car park would make use of an existing but unused access point onto Greenhead Road. The current car park is accessed via a one-way system with separate entrance / exit points, also on Greenhead Road. The exit is to be changed into a pedestrian only route, and the access changed to two-way traffic to the reduced car park adjacent to the main building. Each of these accesses are shown to be widened and improved with carriageway buildouts into Greenhead Road to enable the required sight lines to be achieved. The sightlines demonstrated are acceptable, however, a scheme is proposed to remove existing keep clear markings along Greenhead Road.
- 10.81 A new access would be formed onto Park Avenue, the need for which has been considered previously (see paragraphs 10.62). Sightlines have been demonstrated and are acceptable, although to enable the sightlines additional waiting restrictions along Park Avenue would be required. This would displace current on-street parking, however parking on Park Avenue is not considered ideal as it makes the road single-lane and harms traffic flow. The removal / reduction of parking on one side would improve traffic flow and is welcomed.
- 10.82 The above access works, on both Greenhead Road and Park Avenue, would require works within the highway and amendments to the existing Transport Regulation Orders. Conditions are recommended relating to the above-described works, to give further details on the buildouts and secure the sightlines at each of the Greenhead Road accesses, as well as measures to secure sightlines and protect visibility along Greenhead Road and Park Avenue.

- 10.83 Vehicle swept paths have been provided for refuse and emergency vehicles which demonstrate that these vehicles can enter and exit the site in a forward gear. The waste storage and collection arrangement shown on plan are acceptable and are recommended to be secured via condition.
- 10.84 Given the scale and nature of the development, officers recommend a Construction Management Plan be secured via condition. This is to ensure the development does not cause harm to local highway safety and efficiency. This would be required pre-commencement, given the need to ensure appropriate measures from the start of works.
- 10.85 In summary, subject to the recommended conditions, officers are satisfied that the development would not cause harm to the safe and efficient operation of the Highway, in accordance with the aims and objectives of Policies LP21 and LP22 of the Kirklees Local Plan.

Drainage

- 10.86 The NPPF sets out the responsibilities of Local Planning Authorities determining planning applications, including securing appropriate drainage, flood risk assessments taking climate change into account, and the application of the sequential approach. Policies LP27 and LP28 of the Local Plan detail considerations for flood risk and drainage respectively.
- 10.87 The site is within Flood Zone 1 and there are no watercourses within or in proximity to the site. There are therefore no fluvial flooding concerns for this development.
- 10.88 Foul drainage would be via the combined sewer, which is acceptable. For surface water drainage, as a brownfield site policy LP28 seeks a 30% betterment in surface water run-off to the existing discharge point. The existing brownfield runoff rate has been calculated at 212l/s. Therefore, the proposal is to restrict storm water flows to 149l/s for storms up to 1 in 100 year +30% climate change allowance with adequate attenuation demonstrated. Discharging from the site through infiltration or to an existing water course have not been deemed viable options, therefore surface water would discharge to the sewer (the predominant existing arrangement). Specifically, the new block would be fitted with a green roof to provide treatment which shall be connected to a geocellular tank to provide attenuation.
- 10.89 The proposed drainage strategy, including the discharge rate and attenuation size, is not objected to by either the LLFA or Yorkshire Water subject to conditions. To enable flexibility through the development process, the LLFA advise that the submission of full technical details be secured via condition.
- 10.90 The ongoing management and maintenance of the development's drainage and attenuation features, to ensure their ongoing safety and efficiency, is recommended to be secured via condition. Details of temporary surface water drainage arrangements, during construction, are also recommended to be secured via a condition. Finally, interceptors are proposed: a condition for full details on their details and use is recommended.

- 10.91 Considering the above, subject to the proposed conditions the proposal is considered by officers and the LLFA to comply with the aims and objectives of policies LP28 and LP29.

Other Matters

Air quality

- 10.92 An Air Quality Assessment has been submitted in support of the application. The assessment considers the impact of the development on air quality, as well as adverse impacts at nearby sensitive receptors, during the construction and operational phases (post development). This has been assessed by K.C. Environmental Health.
- 10.93 The report concludes that pollutant concentrations of NO₂ and Particulate Matter would not exceed the national Air Quality objectives across the site and as such no mitigation measures are required. Despite this, the proposal does include typical mitigation by default; such as the provision of cycle spaces, a travel plan and car sharing detailed in the report above.
- 10.94 Notwithstanding the above, all developments are expected to provide Electric Vehicle Charging Points (EVCPs). Typically, the LPA seeks for 10% of new parking spaces to be served by EVCPs. No 'new' parking spaces are proposed, with the parking provision being retained at 157. Nonetheless the applicant has proposed 16 EVCPs through the site, of an acceptable type / standard.
- 10.95 The information submitted alongside the application is considered sufficient, subject to condition, to demonstrate that the proposal complies with the aims and objectives of Policies LP24, LP51 and LP52 of the Kirklees Local Plan in relation to air quality.

Ecology

- 10.96 Policy LP30 of the KLP states that the Council would seek to protect and enhance the biodiversity of Kirklees. Development proposals are therefore required to result in no significant loss or harm to biodiversity and to provide net biodiversity gains where opportunities exist.
- 10.97 The application is supported by an Ecological Impact Assessment (EclA). The site is largely brownfield land and hard surfaced, although there are areas of vegetation / woodland which is deemed to be of local value. A bat survey was undertaken on the buildings to be demolished and determined a likely absence of roosting within on-site buildings. Tree loss and removal of vegetation would take place. This is accepted to facilitate the development and is not deemed unduly harmful to local ecological value, with the caveat that vegetation should only be removed outside of the bird breeding season, unless adequate survey work is undertaken first. It is recommended that this be secured via condition.
- 10.98 Notwithstanding that the proposal would not cause material harm, all developments are expected to demonstrate a net gain to ecology, in accordance with Local Plan policy LP30 and chapter 15 of the NPPF. Net gain is measurable, and the degree of change in biodiversity value can be quantified using a biodiversity metric. The applicant has undertaken the metric calculations and concluded that post on-site interventions would result in a net

gain of 15.44% habitat units. The provision of the identified net gain along with specifics of how it would be achieved and thereafter retained for a minimum of 30 years, is recommended to be secured via a condition for a Biodiversity Enhancement Management Plan (BEMP). This may include features such as bat boxes amongst others. Subject to this condition, officers and K.C. Ecology consider the proposal to comply with the aims of LP30 of the Kirklees Local Plan.

Contamination and coal legacy

- 10.99 The applicant has submitted Phase 1 and Phase 2 ground investigation reports which have been reviewed by K.C. Environmental Health. The Phase 1 has been accepted; however, the Phase 2 provides inadequate information for Environmental Health to support their conclusion. Nonetheless, there are no prohibitive contamination-based reasons that would prevent the re-development. Accordingly Environmental Health recommend conditions relating to further ground investigations and an expanded Phase 2 report.
- 10.100 Further to the above, the site partly falls within the defined Development High Risk Area. Therefore, within the site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application. The application is supported by a Coal Mining Risk Assessment which has been reviewed by the Coal Authority. The report identifies that further investigation and appropriate remediation works are necessary, however the CA are satisfied that this may be addressed via conditions. Subject to these conditions, the CA offer no objection to the proposal.
- 10.101 Subject to the recommended conditions being imposed, the proposed development is deemed to comply with Policy LP53.

Crime Mitigation

- 10.102 The site would have a high volume of foot-traffic and attendees. Policy LP24(e) requires that proposals ensure that the risk of crime is minimised by enhanced security and well-designed security features, amongst other considerations. The applicant has undertaken continued discussions with the local Designing Out Crime Officers (DOCO) and district Counter Terrorism Security Advisor (CTSA) throughout the preapplication and application processes.
- 10.103 The application is supported by documents detailing site security and mitigation measures. These have been reviewed by the DOCO and CTSA, who confirm they have no objection to the proposal. They request that advisory notes be placed on the decision notice, for the benefit of the security and safety of the site users.
- 10.104 The proposed development is deemed to comply with Policy LP53 and would benefit from the informative advisory notes provided by the DOCO and CTSA.

Minerals

- 10.105 The site is within wider mineral safeguarding area (SCR with Sandstone and/or Clay and Shale). Local Plan policy LP38 therefore applies. This states that surface development at the application site would only be permitted where it has been demonstrated that certain criteria apply. Criterion c of policy LP38

is relevant, and allows for approval of the proposed development, as there is an overriding need (in this case, the provision / retention / enhancement of education facilities) for it. The proposal is therefore not considered to conflict with LP38.

Representations

10.106 One representation has been received. The following is a consideration of the comments made:

- The improvement of facilities at Greenhead College is welcomed. The design does not impinge upon views from Greenhead Park.

Response: This comment is noted and aligns with officers' assessment.

- The level of tree lost is disappointing, however it is appreciated as a necessity to maintain current level of off-road parking, with parking being an acknowledged issue of the site. However, no carbon impact assessment has been made for the loss of vegetation and trees

Response: Neither local nor national planning validation guidance requires a carbon impact assessment to be submitted. Furthermore, the applicant has sought to compensate for the loss of trees as set out in the report.

- The proposed 16 electric vehicle charging points is too low for 160 parking spaces. 30 cycle spaces for 2600 pupils and 185 staff is also low, despite this site being we placed for cyclists.

Response: The provision of 16 EVCPs for 160 parking spaces complies with Council targets of chargers in 10% of parking spaces. The proposed 36 parking spaces are in addition to 30 already on site, with 66 being deemed acceptable as set out in paragraph 10.79.

- Insufficient information has been provided to demonstrate an ecological net gain or needs to be clearer. The Ecological Impact Assessment fails to fully assess the impact of tree loss.

Response: The application is supported by a Biodiversity Net Gain Metric which outlines the methodology for calculating net gain. Due to IT constraints excel documents, which the full metric is, cannot be displayed online. Despite this, a detailed summary is provided within the Ecological Impact Assessment. Tree loss has been considered within both the metric and separate Arboricultural Impact Assessments.

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 site is Urban Green Space, which the proposal would result in the partial loss of. The proposal therefore represents a departure from the Local Plan. Planning permission decisions must be taken in accordance with the development plan, unless there are material considerations that indicate otherwise. In this case the harm of this loss is minimal and the public benefits of the proposal, to local education and enhanced sports provision, are considered to clearly outweigh the harm caused. Therefore, the principle of development is deemed to be acceptable.
- 11.3 The site is within the historic environment and the proposal would require notable demolition and the erection of a sizable new modern building within a historic setting. The proposal would cause less than substantial harm to the New North Road / Greenhead Park Conservation Area and have a neutral impact upon the adjacent Listed Buildings. However, in accordance with S72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 due consideration has been given to preserving the character and appearance of that Conservation Area. In accordance with paragraph 202 of the NPPF, the public benefits of the proposal, including educational and sports enhancements, are deemed to outweigh the less than substantial harm caused.
- 11.4 The proposed development is not deemed harmful to the amenity of local residents, nor would it harm the safe and effective operation of the highway, subject to the recommended conditions. Other material considerations have been assessed, including drainage and ecology, and likewise have been demonstrated to have acceptable impacts.
- 11.5 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 is therefore recommended for approval, subject to conditions.
- 12.0 CONDITIONS (Summary list. Full wording of conditions including any amendments/additions to be delegated to the Head of Planning and Development)**
1. Three years to commence development.
 2. Development to be carried out in accordance with the approved plans and specifications
 3. Condition for the community use of the playing pitch
 4. Hours of use for the pitch (Monday – Friday 0830 to 2030, Weekends – 0900 to 1300)
 5. Development done in accordance with Energy & Sustainability Statement
 6. Method statement to show how the external walls of the old school building would be cleaned, repaired and pointed following demolition.
 7. Material samples to be submitted
 8. Odour report technical points clarification
 9. Fats, oils, and grease prevention scheme
 10. Noise impact assessment, with amendments to address comments, submitted and implemented.
 11. Lighting strategy, with amendments to address comments.
 12. Construction Environmental Management Plan (CEMP) to be provided.

13. Limit site to 2,600 students and 185 staff (full time equivalent).
14. Buildouts and sight lines at Greenhead Road and Park Avenue accesses to be provided and secured
15. Construction Management Plan (CMP) to be provided.
16. Applicant's travel plan to be implemented
17. Waste storage / collection areas to be provided and retained.
18. Provision of 66 cycle spaces.
19. Delivery strategy, phased with temporary spaces if required, of all 157 parking spaces to be provided and retained.
20. Coal Authority ground investigation and remediation conditions
21. Environmental Health ground contamination investigation conditions
22. Provision of the proposed Electric Vehicle Charing Points (EVCP)
23. No vegetation clearance in bird breeding season without survey
24. Provision of Biodiversity Enhancement Management Plan (BEMP), to provide and maintain 10% net gain minimum
25. Full technical details on foul, surface water and land drainage to be provided.
26. Management and maintenance of drainage infrastructure
27. Details of temporary surface water drainage arrangements during construction
28. Development in accordance with Arboricultural Method Statement.
29. Notwithstanding the submitted plans, landscaping plan minus invasive species to be submitted and ongoing maintenance details.

Background Papers

Application and history files

Available at:

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2021/93674>

Certificate of Ownership

Certificate A signed. Notice served on Kirklees Council (access onto public highway).