
Report of the Head of Planning and Development

STRATEGIC PLANNING COMMITTEE

Date: 05-Oct-2023

Subject: Planning Application 2022/90858 Construction of 3G pitch with 4.5m perimeter fencing and 15m floodlighting Shelley College, Huddersfield Road, Shelley, Huddersfield, HD8 8NL

APPLICANT

Debbie Howard, Shelley
College

DATE VALID

14-Mar-2022

TARGET DATE

09-May-2022

EXTENSION EXPIRY DATE

27-May-2022

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

[Public speaking at committee link](#)

LOCATION PLAN



Map not to scale – for identification purposes only

Electoral wards affected: Kirkburton

Ward Councillors consulted: No

Public or private: Public

RECOMMENDATION:

RECOMMENDATION: DELEGATE approval of the application and the issuing of the decision notice to the Head of Planning and Development in order to address the outstanding issue of Biodiversity Net Gain and to complete the list of conditions including those contained within this report.

1.0 INTRODUCTION:

- 1.1 The application seeks full planning permission to install a 3G synthetic sports pitch (also known as an Artificial Grass Pitch AGP) in an existing school field to the south-west of Shelley College. The pitch will predominately be used for football and rugby training and will include a spectator area.
- 1.2 The application is referred to Strategic Planning Committee under the Council's Scheme of Delegation as the site area is over 0.5 hectares.

2.0 SITE AND SURROUNDINGS:

- 2.1 The application site comprises an existing school field to the south-west of Shelley College, bound by Shelley Woodhouse Lane to the west and public footpath KIR/148/10 to the north.
- 2.2 The existing site partly comprises of an existing red blaes games area (70m x 70m), a type of pitch construction where hardened clay is crushed and used to form the top layer. The existing pitch is in use for physical education sports games including rounders and hockey, and incorporates 3no cricket nets and a long jump pit. The remainder of the site comprises existing grassland/playing fields. The existing red blaes games area is separated by the grassed playing fields by a significant soils bund several metres in height. There are two rows of trees that run parallel to either side of the existing pitch (north and south).
- 2.3 The wider school site is bound by the edge of the adjacent greenbelt, and levels generally run from higher in the south to lower in the north across the school site. The surrounding area comprises a mix of agricultural fields and residential properties. The site is allocated as Urban Greenspace in the Kirklees Local Plan (Local Plan reference UGS962).

3.0 PROPOSAL:

- 3.1 The proposal is to remove the existing red blaes games area and to install a new 3G artificial pitch, partly on this area, and partly on the adjacent grassland. It is proposed the new all-weather pitch will enhance the sports already provided by the college through improving the existing facilities, and increasing the variety of sports that can be played.

- 3.2 The proposed new pitch would measure 106m in length and 66m in width, have kickboards to the perimeter and be enclosed by 4.5m high perimeter fencing, to be coloured green to specification RAL6005. A double gate will be provided for vehicular/maintenance access to the pitch and single gates for pedestrian access/ball retrieval. A spectator zone is proposed to the south which would have a hardstanding and be secured by 1.2m fencing. A storage container is proposed to the south of the pitch. To achieve the required size and performance specification of the new pitch the existing red blaes area and grassland will need to be excavated and platformed.
- 3.3 It is intended the new pitch would be artificially lit and the proposals include a floodlighting system that will consist of 6 columns, each 15m in height which will support LED lighting fixtures to be powered from an existing electrical connection.
- 3.4 Access to the site would be via the existing one-way entrance and exit route off the B6166 Huddersfield Road; this would be both on completion and during the period of construction. An existing grasscrete/blaes track links the sports pitch site with the existing car park.
- 3.5 It is proposed the 3G pitch would be used by both Shelley College and the wider community. Subject to the grant of planning permission the applicant would undertake community consultation with key partners to secure formal agreements for both playing and training opportunities, with an emphasis on increasing the school-club links in the locality.

4.0 RELEVANT PLANNING HISTORY (including enforcement history):

- 4.1 91/04196 – Erection of extension to school to form sixth form area – Conditional Full permission

2006/93790 – Erection of sixth form centres – Granted under Reg.3 General Regulations

2007/90203 – Erection of 6th form centre – Granted Under Reg.3 General Regulations

2008/94307 – Erection of three temporary classrooms – Granted Under Reg.3 General Regulations

2009/90971 – Three classroom temporary development and all associated works – Granted under Reg.3. General Regulations

2012/92458 – Construction of assemble hall – Conditional Full Permission

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

- 5.1 Officers negotiated with the applicant to provide:

- A Noise Impact Assessment
- Ecological surveys (Bats and Great Crested Newts)
- Details of Biodiversity Net Gain
- Additional Details of Drainage

6.0 PLANNING POLICY:

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

Kirklees Local Plan (2019):

- 6.2 LP1 – Presumption in favour of sustainable development
LP2 – Place Shaping
LP21 – Highways and access
LP24 – Design
LP27 – Flood Risk
LP28 – Drainage
LP30 – Biodiversity and Geodiversity
LP33 – Trees
LP47 – Healthy, active and safe lifestyles
LP48 – Community Facilities and services
LP50 – Sport and physical activity
LP52 – Protection and improvement of environmental quality
LP53 – Contaminated and unstable land
LP61 – Urban Green Space

Supplementary Planning Guidance / Documents:

- 6.3 Kirklees Playing Pitch Strategy 2015
Biodiversity Net Gain Technical Advice Note June 2021

National Planning Guidance:

- 6.4 Chapter 2 – Achieving Sustainable Development
Chapter 4 – Decision Making
Chapter 8 – Promoting health 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

7.0 PUBLIC/LOCAL RESPONSE:

- 7.1 The application was advertised by site notice and neighbour notification with the publicity expiring 25 May 2022.
- 7.2 As a result of this publicity one representation has been received. The main concerns raised include:
- Possible light pollution/leakage from the floodlights that may affect neighbouring property.
 - Drainage and run off from the pitch, there are few drains on Shelley Woodhouse Lane and when it rains heavily it runs down the road like a river and pools at the top of the bridleway.

- Access to the site, problems have been experienced with people parking outside of neighbouring properties and accessing the site through a broken down fence.

7.3 Kirkburton Parish Council – No comments to make

8.0 CONSULTATION RESPONSES:

8.1 Statutory:

Sport England – Sport England does not wish to raise an objection to this application as it is considered to meet exception 5 of Sports England's Playing Fields Policy and Guidance.

8.2 Non-statutory:

K.C Environmental Services – No objections subject to conditions

K.C Ecology –The proposals are expected to have very little impact upon commuting and foraging bats in the area. The proposed works to construct the sports pitch are unlikely to impact upon the very low population of great crested newts. Comments on the proposal to secure 10% Biodiversity Net Gain are awaited.

K.C Highways Development Management – The proposed pitch would be located on land presently used for physical education lessons with the improved facilities allowing for a larger range of activities to take place. Whilst Highways DM would have no wish to raise objection to the scheme, it is important that the construction is carried out safely and would ask that a construction management plan is submitted by condition.

9.0 MAIN ISSUES

- Principle of development
- Environmental Issues (Ground Conditions)
- Residential Amenity (Noise and Lighting)
- Highway issues
- Drainage issues
- Ecology issues
- Climate change
- Representations

10.0 APPRAISAL

Principle of development

- 10.1 The application site is allocated as Urban Greenspace in the Local Plan, (Local Plan reference UGS962) and Policy LP61 of the Kirklees Local Plan applies. This policy stipulates that development proposals which would result in the loss of urban greenspace will 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.

10.2 Paragraph 99 of the National Planning Policy Framework states that existing open space, sports and recreational buildings and land, including playing fields should not be built on unless:

- *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- *the development is for alternative sports and recreation provision, the benefits of which clearly outweigh the loss of the current or former use.*

10.3 In this case the proposal for a new 3G pitch represents an alternative sports use on the site of the existing red blaes game area (and including the adjacent grassland) and would enhance the existing sports provision. It is noted that the grassland whilst considered to be playing fields is not marked out for sports use. The Kirklees Playing Pitch Strategy (adopted 2015) identifies a shortfall of grass pitch capacity across a range of pitch sports, and as a result recommends the provision of a network of floodlit AGPs to help meet shortfalls.

10.4 Sport England are a statutory consultee. Sport England will oppose the granting of planning permission for any development which would lead to the loss of or would prejudice the use of any part of a playing field or land which has been used as a playing field and remains undeveloped, or land allocated for use as a playing field. The provision of a new outdoor sports facility on the existing playing field is considered against exception 5 of Sport England's Playing Fields Policy and Guidance document which states "*the proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field*".

10.5 As noted, the Kirklees Playing Pitch Strategy identifies a shortfall of grass pitch capacity across a range of pitch sports, and recommends the provision of a network of floodlit AGPs to help meet shortfalls. Sport England note this is echoed in the Kirklees Local Football Facilities Plan which identifies football's need for 11 AGPs in the District. They go on to say that whilst the site is not identified in either document as a priority location, the development clearly meets an identified strategic need. The Football foundation has echoed the

strategic need for the facility *“We would be keen for the school to engage with S&HCFA to ensure that there is good community engagement of grassroots clubs and provide them with priority access for training and match play opportunity. The 3G AGP design should follow The FA Guide to Football Turf Pitch Design Principles and Layouts”.*

- 10.6 Sport England considers that there is little loss of playing pitch provision associated with the proposed location of the AGP. They note Redgra pitches were a very early all-weather surface but are now considered outmoded and unsatisfactory by most sports, whilst the grassed area to the south-west – although technically playing field – does not appear to have accommodated playing pitches. They conclude it is clear the AGP will be of significant benefit to sport and subject to the imposition of a condition securing a community use agreement, it meets playing field policy exception 5. Given this, Sport England raise no objections to the proposal and the principle of development is considered to be acceptable. This is subject to the imposition of a condition to secure a Community Use Agreement which must be prepared in consultation with Sport England.
- 10.7 It is considered the proposal meets the exceptions listed in LP61 of the Kirklees Local Plan and paragraph 99 of the National Planning Policy Framework. Furthermore, Sport England have confirmed it meets exception 5 of Sport England’s Playing Fields Policy and Guidance document. The principle of development is therefore considered to be acceptable.

Environmental Issues (Ground Conditions)

- 10.8 Environmental Services note the site is not shown as being potentially contaminated from its former use and it is not located close to a historic landfill site that may have an adverse impact on the proposed development. However, the proposed development site is shown as being c.100m South from potentially contaminated land. A Coal Mining Report has been submitted by the Coal Mining Authority dated 01 February 2022. The report shows there to be no records of past mining in the development area. Due to the small scale of the development, and as ground works are proposed, there is the possibility for unexpected contamination and/or coal to be identified, therefore Environmental Services recommend a condition relating to unexpected ground contamination. Subject to the inclusion of this condition, no objections are raised.

Residential Amenity (Noise and Lighting)

Noise

- 10.9 The surrounding area to the school is mixed agricultural and residential in nature, and the nearest noise sensitive receivers (NSRs) which have the potential to be affected by the development have been identified as the houses on Shelley Woodhouse Lane and Stead Lane, at a distance of c115m from the current marked pitch. This will be reduced to c75m to the perimeter of the proposed new pitch. The applicant proposes the hours of use to be Monday to Friday 0800hrs to 2200hrs and weekend 0800hrs and 2100hrs to accommodate the proposed Community Use.

- 10.10 The applicant has submitted a Noise Impact Assessment. Environmental Services note that this has been undertaken in accordance with the recommendations of the Sport England document 'Artificial Grass Pitches (AGP) Acoustics – Planning Implications'. This gives recommended methodologies for calculating the noise level due to AGP use at different receivers. When setting a noise limit for noise emissions, the guidance states

“The determining noise criteria for AGPs proximity to residential properties, to avoid moderate annoyance in the daytime and evenings, as set by the World Health Organisation’s ‘Guidelines for Community Noise’: 50 dB Laeq (1 hour) upper noise limit external to residential properties and within external living areas”.

- 10.11 Environmental Services note that based upon the guidance which states a typical free-field noise level from an AGP is 58dB Laeq(1hour) (at 10m from the side-line halfway marking), noise modelling was conducted and the modelled pitch noise is shown in figure 4.1 of the Noise Report. The noise levels at the NSRs are shown in table 4.1 and show them to be 8dB below the 50Db Laeq (1 hour) recommended level in the guidance at the NSRs. This indicates a low impact and would be acceptable for both internal and external amenity areas. They note however, that this is modelled on the side of the full pitch, and the submitted General Arrangement drawing shows a number of pitches marked up which if used, would be closer to the NSRs. To ensure that the impact of using the closer pitches is fully considered Environmental Services recommend a condition for the applicant to submit an addendum noise report based on the side-line halfway marking of the small pitch closer to the NSRs. A condition is therefore required to secure this further noise report, as well as a condition for ball sound mitigation and a Noise Management Plan to help to control the 'people noise' from the users and the spectators and provide a level of confidence in the management of the site. Environmental Services are satisfied that these matters can be addressed via condition and raise no objections.

- 10.12 In respect of the hours of use of the proposed sports pitch, the applicant proposes the hours of Monday to Friday 0800hrs to 2200hrs and weekends 0800hrs and 2100hrs. Environmental Services have concerns about the proposed late use (coupled with the use of the artificial lighting) and recommend a condition to restrict these hours to Monday-Friday 0800hrs to 2000hrs and Weekends and bank Holidays to 0800 to 1600hrs. The restriction in hours would prevent harmful noise pollution at unsocial hours (through voice, whistles, ball strike etc). A condition is also required to secure appropriate hours for construction, in order to prevent a loss of amenity to the occupiers of neighbouring property. Subject to these conditions, there would be no harmful impact on residential amenity.

Artificial Lighting

- 10.13 In respect of the proposal to light the pitch, concerns about lighting have been raised in the representation received. There is concern about possible light pollution/leakage from the floodlights and how this may affect neighbouring property. The submitted Design and Access Statement states the proposal is to install a 6-column 15m high LED floodlighting system. Environmental Services note the proposed installation meets the requirements of an E2 environmental zone as per the ILP 'Guidance notes for the reduction of

obtrusive light 2020' and is accepted. Environmental Services go on to say the maximum lux for both pre-curfew and post-curfew meet with the E2 environmental zone. A floodlighting layout shows the location of the floodlights (M1 to M6) and an overspill lighting model by Halliday Lighting shows the extent of any overspill and indicating it will not lead to a loss of amenity to the occupiers of the nearest residential properties which is accepted by Environmental Services. Environmental Services require information on the methods of switching and controlling the lighting so that it is only operated at the permitted times and at times when it is required. The timings will tie in with the hours of use for the AGP (15 minutes pre and 15 minutes post the permitted hours of use).

- 10.14 In conclusion there would be no detrimental impact on the amenity of neighbouring residential properties arising from noise or light pollution, subject to the imposition of conditions. The proposal would accord with Policy LP24 of the Kirklees Local Plan.

Highway issues

- 10.15 Policy LP21 of the Kirklees Local Plan stipulates that proposals shall demonstrate that they can accommodate sustainable methods of transport and be accessed effectively and safely by all users. Access to the pitch would be via the existing Shelley College one way entrance and exit route off the B6166 Huddersfield Road This is intended to be used both during construction and on completion. Concerns have been raised in the representation received about existing access problems, with residents experiencing people parking outside of neighbouring properties and accessing the site through a broken-down fence.
- 10.16 Highways Development Management (HDM) note the proposed pitch would be located on land presently used for physical education lessons with the improved facilities allowing for a larger range of activities to take place. HDM raise no objections to the scheme, however, to ensure that construction is carried out safely a condition is requested to secure a schedule of the means of access to the site for construction traffic. This will need to include details of the point of access for construction traffic, times of use of the access, the routing of construction traffic to and from the site, construction workers parking facilities and wheel washing facilities. Subject to the inclusion of this condition, it is considered there would be no detrimental impact on highway safety issues and the proposal would accord with Policy LP21 of the Kirklees Local Plan. The issues being experienced by residents (parking outside of neighbouring properties) are acknowledged; however, Highways Development Management are satisfied that the access arrangements are sufficient to serve the proposed new pitch. It is considered there would be no impact on the adjacent public footpath KIR/148/10 to the north.

Drainage issues

- 10.17 Concerns have been raised in the representation received about drainage and run off from the proposed 3G pitch. This is with consideration of the limited drainage on Shelley Woodhouse Lane, and that during heavy rain periods, the water runs down the road and pools at the top of the bridleway.

- 10.18 A SUDS drainage report has been submitted by the applicant. In this document it confirms that soakaway test results have shown the soils to be relatively impermeable, and for this reason the proposal is to increase storage within the new pitch subbase structure, and to continue discharging the pitch drainage into the existing surface water drainage network. In line with the hierarchy of sustainable drainage it was queried with the applicant whether run off from the pitch could be discharged to the watercourse on the boundary of the college site, however this has been discounted as a discharge point for reason that it is located on private land and not available to serve the proposal.
- 10.19 The design of the proposed pitch will include a 300mm thick sub-base layer of type1 stone modified for drainage. Above this is a porous asphalt engineered layer of 40mm thick, and a free draining shockpad up to 20mm and synthetic turf system 60mm which the applicant notes would be a substantial increase on the existing storage potential. The pitch drainage system will consist of lateral drainage pipes of 80mm diameter laid at 6.0m centres across the width of the pitch in line with the 1:100 maximum allowable gradient pitch platform created. The lateral pipes would connect into a carrier drain of 150mm in diameter laid along the Southern touchline of the new pitch flowing to the low Southwestern corner of the site.
- 10.20 The proposal follows the principle of the hierarchy of sustainable drainage, however notwithstanding the details previously submitted with the application, to ensure the final scheme is to the satisfaction of the Lead Local Authority and taking into account the concerns raised in the representation received a condition is suggested to approve a final scheme and secure its implementation.

Ecology issues

- 10.21 An Ecological Appraisal and Arboricultural Report have been submitted by the applicant. The Ecological Report details that the site is dominated by species poor improved grassland, however given the presence of five mature trees that provide suitability for roosting bats, along with the suitability of the site for Great Crested Newt, additional surveys were recommended. In accordance with the government circular on Biodiversity and Geological Conservation (ODPM, 2005), and explanatory note from Natural England (Natural England, 2020) information of protected species, and in particular European protected species (including bats) must be made available prior to determination. The applicant has therefore carried out additional surveys for Bats and Great Crested newts which have been subsequently assessed by the Council's ecologist.
- 10.22 In respect of the impact on bats, tree and activity surveys were undertaken at the site in Spring and Summer 2023 to determine their use of the site. The report concludes that the hedgerows and tree lines located around the site are not regularly used by commuting bats and do not provide a valuable foraging resource. The Council's ecologist notes the proposed lighting at the site will be LED and 'in use hours' are proposed to prevent unnecessary disturbance to bats during the spring and summer months. Such hours of use should be strictly adhered to throughout the operational phase of the development, and subject to this it is concluded that the proposals are expected to have very little impact upon commuting and foraging bats in the area.

- 10.23 In respect of the impact on Great Crested Newts, based on the survey results, the proposed works to construct the sports pitch are considered unlikely to impact upon great crested newts, and furthermore Reasonable Avoidance Measures are proposed during works to reduce the risk of harm to negligible. A condition is required to ensure that such measures as detailed in the submitted report are adhered to throughout the development.
- 10.24 In accordance with Policy LP30 of the Kirklees Local Plan and Kirklees guidance, a 10% Biodiversity net gain must be demonstrated utilising the most up to date version of DEFRA's Biodiversity Metric. The applicant has submitted a Biodiversity Net Gain Assessment and metric. The report confirms that the site is composed of hard standing, modified grassland, broadleaf woodland, a tree line and hedgerow. The proposed construction of the 3G pitch will result in the loss of 0.2ha of modified grassland, which translates to the loss of 0.88 Area Habitat Units against a baseline of 24.36 on site biodiversity units.
- 10.25 To achieve 10% biodiversity net gain enhancement of habitats is proposed. This will consist of a total of 12.56 habitat units to be delivered on site through the enhancement of modified grassland and hedgerow planting.
- 10.26 The submitted document confirms a 10% net gain will be delivered. These details however have not yet been assessed by the Council's Ecologist and a further consultation response is awaited. In conjunction with this a review is required about any possible impacts of ecological enhancement on the existing playing fields provision to ensure no loss of playing fields would occur. Clarification of this will be provided in an update to Members following the outcome of the consultation on the acceptability of the proposals.
- 10.27 In respect of the impact on trees, there are two rows of trees that run parallel to either side of the existing pitch (north and south). The site is not within a Conservation Area and no trees within or immediately adjacent to the site have a Tree Preservation Order. The trees that run along the southern edge are located on top of the adjacent bank and are at a higher ground level than the sports pitch, whilst the trees that run parallel to the northern edge are located at the bottom of a bank and at a lower ground level to the pitch. The footprint of the proposal will remain the same on the north, east and southern boundaries (other than the goal recess areas, which will extend slightly beyond the existing pitch area). On the south-western side, the proposed pitch shall extend beyond the existing pitch by approximately 40m.
- 10.28 The applicant has submitted an Arboricultural Report. In respect of preliminary management recommendations some trees are advised to be removed due to decay, and poor physiological and structural condition. In respect of the impact of the proposed 3G pitch on the existing trees, the report confirms that minor pruning of tree canopies growing towards the proposal on the northern side will be required to create an adequate clearance distance to the proposed perimeter fencing. However, only small outer branches need to be removed and the impact is considered to be minimal if works are undertaken sympathetically and to BS 3998 guidelines. No building foundations are proposed within the Root Protection Area of any retained tree. There will be some impact on root protection areas in respect of the foundations required for the fence posts on the northern boundary around the goal recess areas, however the report concludes that by adopting sympathetic installation methods this would not result in any long-term impact on the health of the trees.

No design restrictions are considered necessary and as recommended by BS 5837 a detailed methodology can be agreed in the form of an Arboricultural Method Statement to ensure trees are protected during the construction phase. This will be conditioned and subject to this it is not considered there would be any detrimental impact on the existing trees.

Climate change

- 10.29 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.
- 10.30 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.
- 10.31 The proposal is to upgrade the existing sports provision at Shelley College through the removal of the existing red blaes games area and the installation of a 3G pitch. It is intended the existing college car parking facilities will be utilised without any modifications, and Environmental Services note that in the interest of supporting and encouraging low emission vehicles and of air quality enhancement, the applicant should consider facilities for charging electric vehicles and other ultra-low emission vehicles in accordance with the National Planning Policy Framework and Air Quality & Emissions Technical Planning Guidance from the West Yorkshire Low Emissions Strategy Group. For reason that no amendments are proposed to the existing car parking provision, it is not reasonable to impose a planning condition to secure electric charging points however an advisory footnote will be included.

Representations

- 10.32 One representation has been received and the comments raised have been considered in the report above.

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 existing school site is allocated as Urban Greenspace in the Kirklees Local Plan; however, it is considered that the proposal to remove an existing red blaes games area and to install a new 3G sports pitch meets the exceptions listed in LP61 of the Kirklees Local Plan and paragraph 99 of the National Planning Policy Framework. Furthermore, Sport England have confirmed the proposals meets exception 5 of Sport England's Playing Fields Policy and Guidance document. Therefore, the principle of the installation of a 3G pitch at this existing school site which would also be used by the wider community, is considered to be acceptable.
- 11.3 The proposal makes suitable mitigation to address issues of residential amenity through the imposition of conditions to secure an addendum noise report, details of ball sound mitigation, a noise management plan, restriction on hours of use and the methods of switching and controlling the artificial lighting. Highway Safety matters can be mitigated through the imposition of a condition to secure a schedule of the means of access to the site for construction traffic. A drainage scheme is proposed to serve the new pitch the final details of which will be secured by condition, and ecological mitigation is proposed to secure a 10% biodiversity net gain although final comments from K.C. Ecology on this matter are pending.
- 11.4 This application has been assessed against relevant policies in the development plan and other material considerations and is found to be acceptable. It is considered that the development would constitute sustainable development and is therefore recommended for approval subject however to delegation back to officers to address the outstanding matter of Biodiversity Net Gain as the proposals are currently being reviewed in respect of their acceptability.

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

1. Time limit for Development
2. Development in accordance with the approved plans
3. Community Use Agreement to be secured
4. Addendum Noise Report to consider the noise level from the side-line halfway marking.
5. Ball Sound Mitigation Condition
6. Noise Management Plan
7. Hours of Use
8. Installation of approved External Artificial Lighting
9. Methods of switching and controlling the lighting
10. Construction Site Working Times
11. Reporting of Unexpected Contamination
12. Schedule of the means of access to the site for construction traffic
13. Compliance condition with the Reasonable Avoidance Measures detailed in the Ecological Reports
14. Arboricultural Method Statement
15. Drainage Strategy

Background Papers

Application and history files available at:

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/90858>

[Planning application details | Kirklees Council](#)

Certificate of Ownership

Certificate A signed.

