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# **Planning Statement**

(Including Statement of Community Involvement)

## **Greenhead College**

## **Greenhead Road, Huddersfield, HD1 4ES**

September 2021

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**Status: FINAL**  
**Date: September 2021**

**For and on behalf of Avison Young (UK) Limited**

# 1. Introduction

- 1.1 This Planning Statement has been prepared by Avison Young for Galliford Try Building Ltd. (hereafter 'Galliford Try') in support of the following proposed development at Greenhead College, Greenhead Road, Huddersfield, HD1 4ES.

*Part redevelopment of Greenhead College, including part demolition and making good, new 4 storey building and new 2 storey courtyard infill building, relocated car parking and revised site access arrangements, reconfiguration of sports provision, and associated landscaping*

- 1.2 Galliford Try is submitting the above application on behalf of the Department for Education (DfE). Galliford Try and the DfE have worked in partnership to develop the application proposals.
- 1.3 The redevelopment of Greenhead College is funded by the DfE as part of their School Rebuilding Programme. The purpose of this funding programme is to improve the condition of existing school and college buildings.
- 1.4 Greenhead College is a large sixth form education facility, with a site area of approximately 2.5ha. The number of students attending the college will remain unchanged at 2,600 students. Current staff levels of 185 full time equivalent (FTE) staff (currently 90 full time and 130 part time) will also remain unchanged.
- 1.5 This application is submitted following pre-application discussions with the Local Planning Authority (LPA) at Kirklees Council (KC) and following pre-application engagement with the local community. The details of the pre-application engagement are set out later in this document.
- 1.6 This Planning Statement will consider the following in relation to this application:
- Site context;
  - Proposed development;
  - Statement of Community Involvement;
  - Planning policy review;
  - Planning considerations; and
  - Conclusions.

## 2. Site Context

- 2.1 Greenhead College is located approximately 500m west of Huddersfield town centre, off Greenhead Road. It is a large sixth form education facility which has a dense central cluster of buildings that clearly divide the college campus between east and west. Car parking is located to the east, and to the west is an all weather pitch (AWP).
- 2.2 The site is bordered by Park Drive South and Greenhead Park to the north, Greenhead Road and residential areas to the south, Park Avenue to the east and residential areas to the west.
- 2.3 The site is located within the Greenhead Park Conservation Area. There are no statutory designated heritage assets located on the site. Greenhead Park to the north is a Grade II listed park and garden which includes a Grade II listed conservatory at the south east corner. Although not a designated heritage asset, the main building on the site, the former Greenhead High School for Girls, is considered by the LPA to be a non-designated heritage asset.
- 2.4 The primary vehicular access to the site is off Greenhead Road to the south, and there is a secondary service access located to the north from Park Drive South. The main pedestrian access into the site is taken from the southeast corner of the site at the junction of Greenhead Road with Park Avenue.
- 2.5 In terms of topography, there is a circa 8m rise in the level of the land from east to west. There is a retaining wall present between the western area and the central buildings that is between 1.8m and 2m in height.
- 2.6 In relation to flood risk, the site is located in Flood Zone 1 (rivers & seas) and is at very low risk of surface water flooding.
- 2.7 In terms of ecology, the site is not subject to any statutory or non-statutory designations (albeit the site sits within the wide ranging White Rose Community Forest area). Bats are not roosting in the buildings on site that are scheduled for demolition.
- 2.8 In terms of trees, the submitted Arboricultural Impact Assessment (AIA) plus Tree Survey has identified a total of 84 individual trees and seven groups of trees. Of these, one tree was identified as retention category 'A', 43 trees were identified as retention category 'B', 45 trees/groups were identified as category 'C' and two trees were identified as retention category 'U'.
- 2.9 The site is not located in or adjacent to an Air Quality Management Area (AQMA). The closest AQMA, Huddersfield Town Centre, is located approximately 220m east of the site boundary.

- 2.10 The site is located within a 'Coal Mining Reporting Area' and a 'Development High Risk Area'. As a result, a preliminary Coal Mining Risk Assessment is required. This submitted Assessment confirms that there is a potential risk of shallow unrecorded coal mining recorded at the site and as such intrusive investigation is required to quantify and either confirm or disprove the potential risk. The intrusive works conclude that sufficient rock cover to coal seam thickness was not demonstrated and therefore a risk of ground instability at surface exists. Ground stabilisation in the form of drilling and grouting is recommended.

## Planning History

- 2.11 A planning application search of the site has been undertaken using the Council's Planning Application Search function on their website. The relevant planning history is outlined in the table below.

**Table 2.1: Relevant Planning History**

Application Ref	Description of Development	Decision	Date
2000/91334	Erection of ground floor office and first floor science classroom	Approved	16/06/2000
2000/91393	Erection of extension to form covered walkway, storage and additional sports hall accommodation (within a conservation area)	Approved	20/07/2000
2002/90709	Erection of new entrance to common room (within a conservation area)	Approved	30/04/2002
2002/94250	Erection of art studios and classrooms extensions, creation of new access and additional parking (within a conservation area)	Approved	13/02/2003
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 (within a conservation area)	Approved	02/02/2007
2011/91422	Demolition of existing single storey lean-to and erection of single storey extension (within a Conservation Area)	Approved	18/07/2011
2011/92096	Part demolition of boundary wall, erection of 2 storey classroom building and associated landscaping, and entrance gates (Within a Conservation Area)	Approved	22/09/2011

2011/93106	Single storey extension to existing common room, to form improved student social area and entrance	Approved	30/01/2012
2012/90238	Recladding of science block and replacement windows (within a Conservation Area)	Approved	19/04/2012
2012/90519	Erection of second floor extension to existing classroom building (Within a Conservation Area)	Approved	24/05/2012
2012/90523	Erection of single storey extension (within a Conservation Area)	Approved	01/05/2012
2012/92702	Non material amendment on previous application 2011/93106 for single storey extension to existing common room, to form improved student social area and entrance.	Approved	31/08/2012
2013/93550	Erection of four storey teaching block and demolition of an unlisted building in a conservation area	Approved	14/02/2014
2014/93113	Non-Material Amendment to previous permission no. 2013/93550 for erection of four storey teaching block and demolition of an unlisted building in a conservation area	Approved	6/11/2014
2015/93763	Erection of a two-storey building (within a Conservation Area)	Approved	25/02/2016

### 3. Proposed Development

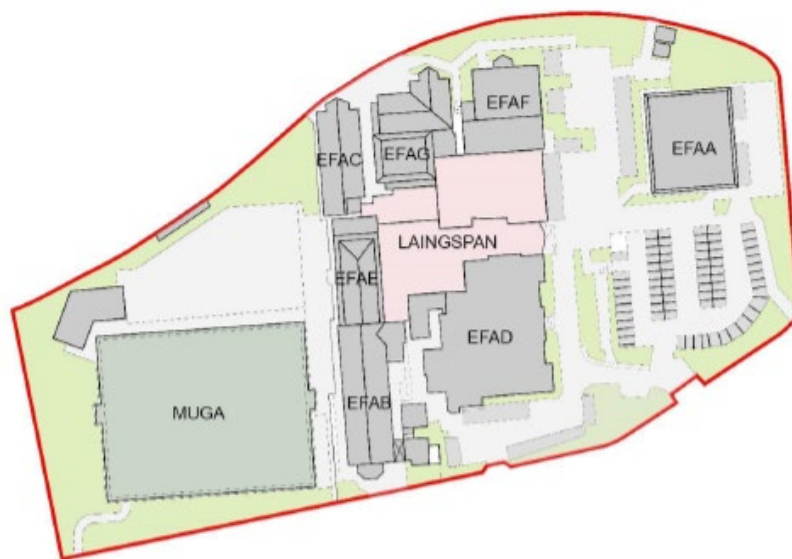
#### Need for the development

- 3.1 The School Rebuilding Programme was announced in June 2020 to carry out major rebuilding and refurbishment projects at school and sixth form college buildings across England, with buildings prioritised according to their condition.
- 3.2 Representing the first major rebuilding programme to be launched since 2014, schools and colleges will benefit from substantial additional investment.
- 3.3 The rebuilding programme started in 2020-21 with the first 50 projects, supported by over £1 billion in funding.
- 3.4 Investment is being targeted at school and college buildings in the worst condition across England – including substantial investment in the North and the Midlands – as part of the Prime Minister’s plan to level up opportunity for all.
- 3.5 Current confirmed projects were announced in February 2021 for the first 50 schools and colleges in the programme. The first 50 were prioritised either because:
- They have buildings of specific construction types that require replacement, and are known to have Laingspan or Intergrid buildings – two types of system buildings (explained further below)
  - Their buildings have the highest condition need, identified in data collected by the Department in the Condition Data Collection and verified through collecting additional condition information.
- 3.6 Laingspan and Intergrid are two types of system buildings used to construct schools in the post-war period, which are reaching the end of their design life and that 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.
- 3.7 The Department has prioritised these for replacement and included in the first 50 projects all identified school and college buildings of these types that are still in service. Twenty-two of the 50 have been prioritised for this reason.
- 3.8 The Prime Minister has stated the following:

- All children deserve the best possible start in life – regardless of their background or where they live.
- As we bounce back from the pandemic, it's important we lay the foundations for a country where everyone has the opportunity to succeed, with our younger generations front and centre of this mission.
- This major new investment will make sure our schools and colleges are fit for the future, with better facilities and brand new buildings so that every child gets a world-class education.
- Rebuilding projects will be greener, helping meet the government's net zero target, and will focus on modern construction methods to create highly skilled jobs and boost the construction sector.
- This fast-tracked activity will further support the government's wider plans to protect jobs and incomes and drive forward the country's economic recovery from the pandemic.

3.9 The prefabricated 1960s Laingspan buildings at the Greenhead College site are located central to the built form on site, as per Figure 3.1 below.

**Figure 3.1: Existing Greenhead College site and Laingspan blocks**



3.10 The non-Laingspan element of block EFAF 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 whilst the capacity of the College remains the same.



## Layout, scale and landscaping

- 3.11 As set out in the description of development, the proposed development is comprised of the following elements:
- Demolition of the Laingspan blocks and the remainder of the Science Block, and the making good of retained facades that will be newly exposed
  - The building of a new 4 storey building and a new 2 storey courtyard infill building
  - Relocated car parking and revised site access arrangements
  - Demolition of the existing changing pavilion and reconfiguration of sports provision
  - Site wide landscaping associated with the above
- 3.12 The main new 4 storey college building will be located to the east of the former High School for Girls building on the existing car park. The building will provide 5,294sq.m gross internal floor area (GIFA).
- 3.13 The new 2 storey courtyard infill building, proposed to the east of the Cooksey Building where the current Laingspan buildings are, is 895sq.m (GIFA).
- 3.14 The extent of proposed demolition removes 3,923sq.m of existing GIFA.
- 3.15 The new 4 storey building provides 24 specialist classroom and laboratory spaces supported by a suite of administrative accommodation and ancillary spaces. Additionally, there is a suite of larger spaces including a main hall, dining spaces and associated serveries. Study areas are provided on each floor, and to the west end of each floor a generous student social space is located with views out to the former High School Building providing strong visual links back to the existing building and wider campus.
- 3.16 The mass of the 4 storey building is minimised by locating the new building on the lowest part of the site and cutting the ground floor into the site so that it presents as a three storey elevation to the west, where it sits adjacent to the former High School building. The building location also minimises the visible mass from Greenhead Park. The overall scale is defined by the quantum of accommodation required by the college and funded by the DfE, and the minimum standards set out in the output specification. The recessed student entrance opens up additional views to the former High School building and creates a sheltered and clearly expressed point of arrival for all students.
- 3.17 The courtyard infill building is predominantly single storey with an element of two storey accommodation adjacent to the existing sports block. It provides a central social and dining space at the heart of the campus and also provides an internal link between each of the retained buildings on the central section of the site. The new infill block includes a fitness studio as well as replacement

changing provision (due to the loss of the changing pavilion to the west of the site) which will be provided in line with Sport England guidance. These spaces have a close adjacency to the existing provision within the Park Building and easy access to the sports pitches via a route which can be segregated from the majority of the campus for localised community use.

- 3.18 In terms of access arrangements, the formalised existing site entrance for pedestrians will be retained, with the former car park vehicle exit converted to a pedestrian entrance and envisaged as the primary student thoroughfare. This will create a safe pedestrian route which is separated from vehicular movement at the earliest opportunity and enables a generous and welcoming pedestrian focused environment to the frontage of both the new building and the existing historic building. Site routes will be clearly defined and reinforced by planting and landscape finishes.
- 3.19 Vehicular access will be provided from Greenhead Road to the new western main car park (reusing and improving an existing unused access point) and through the existing vehicle entry point which will be amended to allow two way movements. A secondary entrance will be created on Park Avenue for occasional managed deliveries, refuse collection, emergency access and to access some staff car parking. Existing access points on Park Drive South will be retained for maintenance access, occasional managed deliveries and refuse collection. The majority of parking will be provided in the new western car park, to compliant design standards which will deliver an improvement over existing.
- 3.20 On site parking provision matches the existing quantity and totals 157 spaces for cars and 2 spaces for minibuses. A breakdown of the parking proposed is provided in Figure 3.2 below:

**Figure 3.2: Parking Provision**

Type of Vehicle	Proposed Provision (spaces)
Car	149 (14 of which have electric charging points)
Accessible Car	8 (2 of which have electric charging points)
Minibus	2
Cycle	30 staff & pupil long stay 12 visitor short stay

- 3.21 The relocated car parking means that the current AWP needs to be relocated / reorientated. The AWP is currently oversized against Sport England guidance and will be replaced by a new reduced size AWP

sized in line with Sport England guidance. The replacement sand filled 60 x 35m AWP will support three full size netball courts and four tennis courts as well as hockey and football. This can be over marked with other sports as required. The AWP will be fenced with 3m ball stop fencing with the addition of a 1.8m acoustic fence to the western and southern boundaries.

- 3.22 Community use of the new AWP and the associated changing facilities is proposed. The community use of the courtyard infill building will be managed access through the secure line to the changing provision and to the AWP. Community use is proposed from 6pm – 9pm on weekdays and 9am – 6pm at weekends.
- 3.23 To the north of the proposed 4 storey building, a circular student hub space will create breakout space for students to utilise during the college day. Steps will deal with the changes in level within this area of the site with an accessible route wrapping around the space winding in between wildflower and tree planting.
- 3.24 The site also includes a large area of woodland planting to the south and west side of the site, providing an excellent resource for learning.
- 3.25 To the south of the proposed building, permeable paving is proposed to the main student arrival space. The rest of the spaces around the main student areas are to be permeable tarmac. Permeable tarmac is also proposed to the proposed parking bays. Impermeable tarmac is proposed to the vehicle circulation routes around the car park and to the east of the site.
- 3.26 The site boundary treatment is largely as existing with the building and fencing utilised within the site to create a clear boundary between the semi-private arrival space and parking and the private inner secure college campus.
- 3.27 Whilst the design has sought to retain as many trees as possible on the site, 14 individual trees and sections of two groups of trees will need to be removed to facilitate the new buildings and infrastructure. Two additional individual trees are required to be removed for arboricultural reasons. Mitigation planting will be developed in line with the above landscape strategy.

## Building design and appearance

- 3.28 The proposed external appearance of the scheme has been developed in response to the site's heritage asset, the former High School for Girls Building, the listed Greenhead Park and to utilise the prominent changes in topography. It has also been informed by the technical requirements of the DfE specification, building function, the practicalities of educational buildings and the budgets associated with the educational funding mechanisms.

- 3.29 A key part of the DfE's brief is to deliver a development that will 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 will 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.
- 3.30 An analysis of the existing heritage building's principal façade identified a clear emphasis of the verticality through an ordered arrangement of the windows in the vertical plane. These are then varied in type as they work up through the order of the building. These principles have been adopted on the new build elements whilst ensuring that the façade design meets the technical requirements of the brief. This includes factors such as ventilation, daylighting and glare control all of which strongly influence the fenestration design.
- 3.31 A material palette has been selected that is respectful to the predominant tones and colours of the local stone and slate typically found on historic buildings in the surrounding conservation area and the rich variation and texture found within that stone. Using a high quality brick that reflects these tones and textures, elements of cast stone to highlight details, and slate coloured window frames, the scheme aims to sit comfortably alongside the historic grain as a modern building and avoids the temptation to imitate and create a pastiche. Generally PPC aluminium curtain walling and windows are proposed, with integrated lookalike panels and louvres where required.
- 3.32 The materials palette is deliberately simple and minimises interfaces, maximises buildability and can be built to the highest standards.
- 3.33 The proposed roof material is a sedum / green roof and photovoltaic panels will 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 will be utilised to provide assisted natural ventilation to the larger spaces.

## 4. Statement of Community Involvement

- 4.1 This section of the Planning Statement summarises the approach taken to stakeholder and community engagement on the development proposals.

### The Role of Engagement

- 4.2 Community and stakeholder engagement is recognised as an integral part of the planning process. Paragraph 39 of the National Planning Policy Framework (NPPF) states that:

*Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.*

- 4.3 Paragraph 40 of the NPPF goes on to suggest that local planning authorities should encourage those applicants who are not already required to do so by law, to engage with the local community before submitting their applications.

### Pre-application discussions with the LPA

- 4.4 At the Feasibility Stage of the school project, the Department for Education sought initial pre-application advice from the LPA. Subsequent to this, the Galliford Try team has undertaken further engagement with the LPA through a formal pre-application enquiry process (commencing in early 2021).
- 4.5 The following meetings have been held with the LPA and other statutory agencies / stakeholders. Due to the COVID -19 outbreak, these took place virtually:
- 20<sup>th</sup> January 2021 – Meeting with KC Planning, Highways and Design & Conservation
  - 2<sup>nd</sup> March 2021 – Meeting with Sport England
  - 4<sup>th</sup> March 2021 – Meeting with KC Planning, Highways and Design & Conservation
  - 10<sup>th</sup> March 2021 – Meeting with KC Planning and Design & Conservation
  - 17<sup>th</sup> March 2021 – Meeting with West Yorkshire Police
  - 31<sup>st</sup> March 2021 – Pre- application meeting with the Strategic Planning Committee
  - 7<sup>th</sup> April 2021 – Meeting with Historic England
  - 8<sup>th</sup> April 2021 – Meeting with KC Planning

## Engagement with Ward Councillors

- 4.6 A meeting took place on 25<sup>th</sup> March 2021 with local ward councillors to present the scheme proposals. Invitations were sent to both Greenhead Ward Councillors and neighbouring Newsome Ward Councillors. Only councillors from the Newsome Ward were able to attend, however, as two of the three Greenhead Ward Councillors are on Strategic Planning Committee, they were briefed at the Committee session held on 31<sup>st</sup> March (see above).
- 4.7 The focus of Councillor queries was around timescales of development, environmental standards and tree loss. In response to the comments, further detail was given around the anticipated project timescales, detail was provided about the proposal seeking to achieve NZCiO standards and the inclusion of a biodiverse solar roof, and it was explained that the proposals have been designed to minimise tree loss.

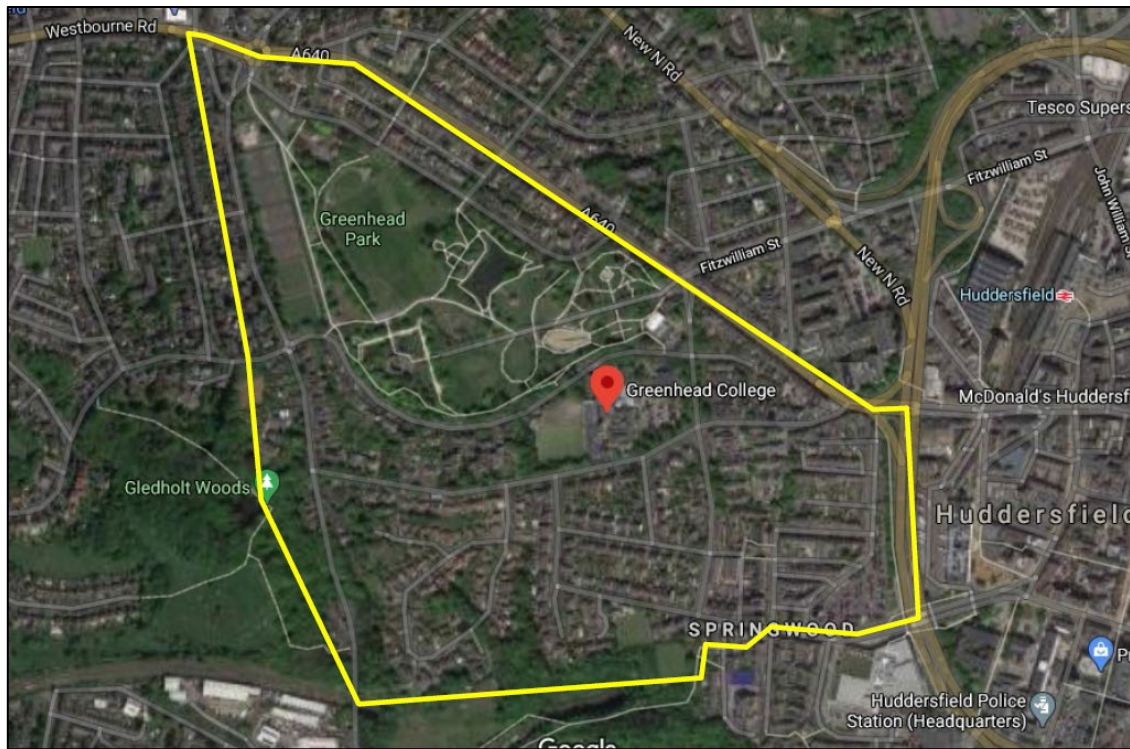
## Engagement with the Wider Community

- 4.8 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.
- 4.9 The flyer drop took place on 19<sup>th</sup> August 2021 to the properties identified within the flyer distribution area, as shown in Figure 4.1 below. Further to comments received from Councillor Pattison, flyers were also dropped to residents on Grasmere Road which is located outside of the area shown in Figure 4.1. A copy of the flyer is provided in Appendix I.
- 4.10 Avison Young and / or the College also issued electronic copies of the flyer to the following stakeholders on the same date.
- Greenhead College stakeholders (e.g. governors, students, parents, feeder secondaries etc.)
  - Friends of Greenhead Park
  - The Gardens Trust
  - Huddersfield Civic Society
  - Greenhead Ward Councillors
  - Newsome Ward Councillors

- Huddersfield MP
- Greenhead Masonic Hall
- Gledholt (Assisted Living Residence)

4.11 A deadline of 1<sup>st</sup> September 2021 was set for the receipt of comments.

**Figure 4.1: Flyer Distribution Area**



4.12 In total emails were received from 4 respondents, The Garden Trust, The Civic Society, a Greenhead Ward Councillor and a member of the public. The comments received are summarised below.

- Suggestion that residents on Grasmere Road should receive flyers due to the student parking on this street (as noted above)
- 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 will be no opening to the new car park from Park Drive South



## 5. Planning Policy Framework

- 5.1 The Town and Country Planning Act 1990 and the Planning and Compulsory Purchase Act 2004 establish the legislative basis for town planning in England and Wales. Together the Acts establish a 'plan led' system which requires LPAs to determine planning applications in accordance with the Statutory Development Plan unless material considerations indicate otherwise.
- 5.2 Kirklees Council is the LPA that is responsible for preparing the Local Plan for, and determining planning applications in, Huddersfield.

### National Policy

- 5.3 A key material consideration is the revised National Planning Policy Framework (NPPF), published in July 2021, and the supporting Planning Practice Guidance (PPG) (2014- ).
- 5.4 The most relevant sections and paragraphs of the NPPF are set out in Figure 5.1 below.

**Figure 5.1: NPPF Policies**

Policy Document	Section	Relevant Paragraphs
National Planning Policy Framework (2021)	2 – Achieving sustainable development	8, 9, 11
	4 – Decision-making	38, 39, 40, 41, 47
	8 – Promoting healthy and safe communities	92, 95, 99
	9 – Promoting sustainable transport	104, 110, 111, 112, 113
	11 – Making effective use of land	120
	12 – Achieving well designed places	126, 130, 131, 132, 134
	14 – Meeting the challenge of climate change, flooding and coastal change	154, 157, 159, 167, 169
	15 – Conserving and enhancing the natural environment	174, 180, 183, 184, 185, 186
	16 – Conserving the historic environment	194, 195, 197, 199, 202, 203, 206
	17 – Facilitating the sustainable use of minerals	212

- 5.5 In addition to the NPPF, a further material consideration at national policy level is the National Design Guide and National Model Design Code (January 2021). This guide expands on the design policies in Section 12 of the NPPF, and identifies / details ten characteristics of good design.

- 5.6 A further material consideration at national policy level is a Ministerial Statement from 2011 issued by the Secretary of State which sets out the Government's commitment to support the development of state-funded schools and their delivery through the planning system. The Statement sets out the Government's belief that the planning system should operate in a positive manner when dealing with proposals for the creation, expansion and alteration of state-funded schools.

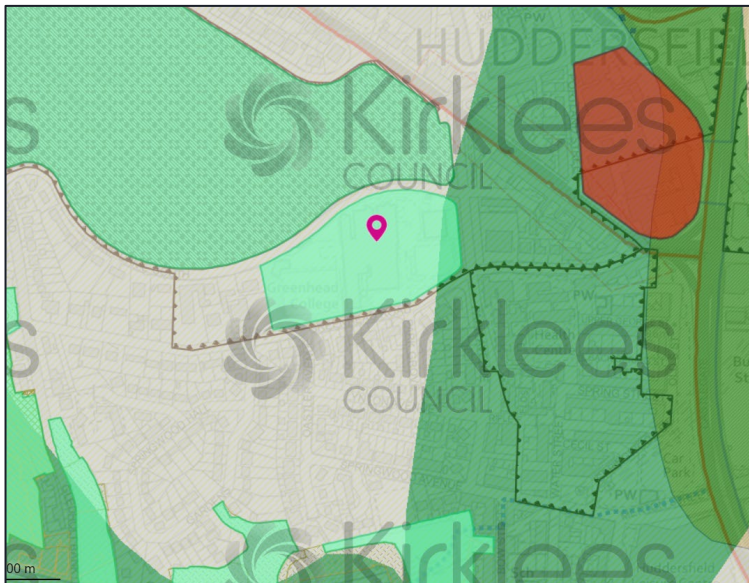
## Adopted Local Plan

- 5.7 The statutory Development Plan for Kirklees is the Local Plan (adopted 27<sup>th</sup> February 2019). It comprises the two following documents:

- Kirklees Local Plan Strategy and Policies
- Kirklees Local Plan Allocations and Designations

- 5.8 The site is allocated as Urban Greenspace (ref: UG103) on the Local Plan Policies Map. It is also located within the Greenhead Park / New North Road Conservation Area and is within an SCR with Sandstone and / or Clay and Shale Mineral Safeguarding Area. An extract of the Policies Map is provided in Figure 5.2 below.

**Figure 5.2: Extract of the Policies Map**



- 5.9 The relevant policies of the Local Plan are detailed in Figure 5.3 below.

Figure 5.3: Kirklees Local Plan (2019) Policies

Policy Document	Policy Reference	Policy Title
Kirklees Local Plan Strategy and Policies (2019)	LP1	Presumption in favour of sustainable development
	LP2	Place shaping
	LP3	Location of new development
	LP7	Efficient and effective use of land and buildings
	LP9	Supporting skilled and flexible communities and workforce
	LP17	Huddersfield Town Centre
	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 lifestyles
	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

## Other Documents and Guidance

5.10 In addition to national policy and local adopted statutory planning documents, there are a number of other documents of relevance when considering the proposed development. These are:

- Kirklees Local Plan SPD – Highways Design Guide (2019)
- Kirklees Council 'Waste Management Design Guide for New Developments' (2020)
- Biodiversity Net Gain Technical Advice Note (2021)
- Climate Change Guidance for Planning Applications (2021)

## 6. Planning Considerations

- 6.1 This section of the Planning Statement assesses the scheme proposals against the relevant planning policies identified in the section above.

### Principle of Development

#### Needs and Benefits Case

- 6.2 A key material consideration in the determination of the planning application is the needs case for the redevelopment, as set out in Section 3 of this Statement (and therefore not repeated here).
- 6.3 This needs case is relevant in the context of the 2011 Ministerial Statement and NPPF paragraph 95, which states:

*It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:*

*a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and*

*b) work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.*

- 6.4 Similarly, Local Plan Policies LP9 and LP49 support the provision of enhanced education facilities and development which relates to the operational needs of specialist education establishments.
- 6.5 The benefits of the scheme to the College's learning and teaching offer are also an important planning consideration in this context. They are outlined throughout this Statement but in summary include the following:
- Provision of a coherent college campus, integrated with the existing blocks and minimising travel distances between lessons
  - Provision of an excellent environment that supports teaching and learning and will help attract students and staff
  - Creation of positive, usable external spaces for external teaching, independent study and social interaction
  - Offer of an inclusive, mature and distinct alternative to school sixth forms

- 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 inclusion of social spaces that generate large enough combined spaces to be converted to teaching spaces in the future should there be a requirement
- 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
- The provision of changing facilities and fitness provision in the courtyard infill building in close proximity to the sports facilities provided in the existing Park building
- Avoidance of the need for temporary teaching provision during the construction process (other than temporary changing provision in lieu of the demolished pavilion)

### Site Suitability

- 6.6 By virtue of the site already housing the existing Greenhead College campus, the site is considered suitable and most appropriate to accommodate the redevelopment. The site is located in a sustainable location close to the Huddersfield Town Centre. This is in line with the general intent of Local Plan Policies LP2, LP3, and LP7; and NPPF paragraph 120.

### Urban Greenspace

- 6.7 As identified in Section 5, the site is allocated as Urban Green Space in the Local Plan. This allocation is governed by Local Plan Policy LP61.
- 6.8 Local Plan Policy LP61 states that development proposals which would result in the loss of urban green space 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.*

6.9 Supporting paragraph 19.46 states that *“some open spaces in Kirklees have been designated as urban green space for purposes other than sport and recreation and may not have public access. These include urban green spaces important for their visual amenity, landscape and biodiversity benefits which close to where people live can help promote the health and well-being of local residents and contribute significantly to the quality and local character of the built-up areas in Kirklees. In order to safeguard these sites, development proposals will not be permitted which would be harmful to these qualities or the function of the urban green space”.*

6.10 In order to assess the impact of the proposals / compliance with the intentions of Local Plan Policy LP61, the role of the Urban Greenspace allocation at Greenhead College should be considered.

6.11 As is clear in Figure 3.1 earlier in this Statement, there is actually very little natural greenspace within the site, with the focus being around the vegetated mature tree lined perimeter, which plays a clear visual amenity, landscape and biodiversity role. The other element of ‘greenspace’ is the AWP, which is a sand based surface with a limited visual amenity, landscape and biodiversity role. None of the space at the College is currently publicly accessible.

6.12 In the context of this defined role, it is considered that the development proposals will actually enhance the greenspace credentials of the Greenhead College site, and therefore the function of the Urban Green Space as follows:

- Mature boundary trees will be retained and enhanced with additional woodland planting
- The soft landscape strategy for the site will also introduce new areas of planting, including trees, and ornamental and wildflower planting, increasing greenery and improving microclimate and biodiversity
- The green roof to the 4 storey building will provide additional natural green coverage to the site
- Increasing the ‘urban greening factor’ to a level of above 3 is a requirement of the DfE’s sustainability brief, and this is achieved based on the above landscape approach
- Achieving a biodiversity net gain at the site is a requirement of national and local planning policy, and a gain of 13.7% is achieved with the proposals (as explained further in the Ecology section below)
- Enabling community use of the on site AWP and the College’s off-site sports pitches (as detailed further in relation to Sports Provision below)

- 6.13 Overall, the proposals create a suitable collegiate environment and maximise the provision of open space, biodiversity and urban greening whilst re-providing the existing sports facilities (with the reduction in AWP size explained and addressed fully in the Sports Provision section below). The proposals also create a high quality, legible environment accessible by all users with increased visual and pedestrian connectivity across the site, and clear segregated vehicular circulation and servicing arrangements.
- 6.14 This whole site approach and the benefits in terms of urban greening are considered to address the requirements of Local Plan Policy LP61 and/or provide compelling material considerations as to why the development should be considered acceptable in the context of the Urban Greenspace designation. Additional material considerations are also outlined in relation to the needs and benefits case set out above.

### **Sports Provision**

- 6.15 NPPF paragraph 99, Local Plan Policy LP50 and Sport England Policies guard against the loss of outdoor sports facilities to development unless a surplus provision can be demonstrated in a local area, or the lost facility is re-provided to an equivalent or better quality & quantity, or the loss is for development that will be of a benefit to sport.
- 6.16 In addition, Local Plan Policy LP47 sets out how the Council would create an environment which supports healthy, active and safe communities and reduces inequality amongst other specified criteria. The policy identifies that healthy, active and safe lifestyles will be enabled by, amongst others, facilitating access to a range of high quality, well maintained and accessible open spaces and play, sports, leisure and cultural facilities.
- 6.17 As set out in Section 2 above, the current sports facilities in the western part of the site were permitted as below:
- Application reference 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 (within a conservation area) – approved 02/02/2007
- 6.18 The permission included the following conditions which precluded community use of the facilities:
- 8 – limits hours of use to 9am-6pm Monday to Saturday
  - 18 – states that there shall be no commercial use of the sports pitches and changing facilities and that the use shall be exclusively for Greenhead School and sport associated with the school



- 6.19 The permission was implemented including a 60m x 47m sand filled AWP with floodlights, a changing block accommodating 4 changing rooms (non Sport England compliant), and an area to the north of the AWP which formed the porous macadam sports area for basketball, netball and tennis. This macadam area was later taken out of use for sport to be utilised as a construction compound area to support the development of the Cooksey block in 2014 and it was not reinstated.
- 6.20 The Greenhead College sports facilities are also recorded within the Council's Playing Pitch Strategy & Action Plan (PPS, 2015). The application site on Greenhead Road is identified as accommodating a standard quality sand AWP of 60m x 40m. The PPS also identifies that Greenhead College Sports Field is a separate site on Highfields Road. This accommodates 3 standard quality adult football pitches and 1 standard rugby league pitch (albeit it is noted that there has been subsequent education development reducing the pitch number to 3 overall). It is identified that these off-site pitches are well used / played to capacity by the College and therefore they are not available for community use.
- 6.21 The PPS identifies that the Greenhead College sports pitches (on and off-site) are well used and should be protected for College use.
- 6.22 The proposed development relocates the main car park area to the area where the AWP and existing changing block are located.
- 6.23 Therefore the proposed development includes a new relocated and re-orientated sand filled AWP, at a reduced but standard size of 60m x 35m, which will also be floodlit. 2 replacement changing rooms designed in line with Sport England guidance will be re-provided in the new infill block (alongside the fitness studio which will also be provided in that block, and closer to other internal sports facilities than existing).
- 6.24 As a result of the proposed development there will therefore be a reduction in the size of the AWP and the level of changing provision at the site. It is also recognised that the potential to reinstate the historic macadam sports area lost during the construction of the Cooksey block will be lost in the future.
- 6.25 The College have confirmed that they are content that the reduced AWP size and changing provision will continue to meet their on-site curriculum needs.
- 6.26 The College has also confirmed that to assist in mitigating the reduction in sporting provision at the site that they are happy to enter a Community Use Agreement to facilitate the use of the on-site sports facilities from 6pm to 9pm on weekdays and from 9am to 6pm at weekends. We are aware from pre-application engagement via Sport England that there would be demand for this use for hockey training and recreational football.

- 6.27 The potential impact of community use on nearby residential amenity (lighting and noise) is considered elsewhere in this Statement and it is concluded that impacts can be managed and mitigated through suitable lighting design and the addition of acoustic barrier fencing to the south and west of the AWP.
- 6.28 The way in which community use will operate at the site and the access route between the AWP and the relocated changing provision for community users is explained further in the submitted Design & Access Statement.
- 6.29 In addition to offering community use of their on-site sports facilities, Sport England has also asked the College to offer their off-site pitches for community use as part of the requested development mitigation package.
- 6.30 The College has no objection to the request in principle, however they have some reservations as their off-site pitches are currently at their carrying capacity with college curriculum use only (as identified in the PPS), and the DfE School Rebuilding Programme is a condition based programme focused on replacing buildings and consequently there is no additional funding in the project budget for any pitch quality improvements.
- 6.31 On this basis, the College is willing to include the off-site pitches within the Community Use Agreement on the following terms which are considered reasonable:
- Community use of the off-site pitches will be offered after the point of occupation of the new main building within the proposed development (expected to be Summer 2023).
  - A clause will be included stating that the College's use should always take precedence and that if there is wear and tear or the condition deteriorates that community use would be suspended or curtailed by the College.
- 6.32 Any pitch improvement funding that may be available locally, outside of these development proposals, could / would make the second of the above provisions less likely to be enacted, and there is an opportunity for this to be considered by Sport England and the local sports governing bodies in the future.
- 6.33 Based on the above mitigation strategy offering on-site and off-site community use of the College's sports facilities, it is considered that the proposals are in accordance with NPPF Paragraph 99, Local Plan Policies LP47 and LP50 and Sport England Policy.

## Site Layout, Scale, Design and Landscaping

- 6.34 The approach to site layout, scale, design and landscaping are set out in Section 3 of this Statement and therefore are not repeated here. Further details are provided in the Design & Access Statement.
- 6.35 Based on the above, it is considered that the development proposals are in accordance with the NPPF paragraphs 126, 130-132 and 134, and the principles of the National Design Guide and National Model Design Code; and Local Plan Policies LP24 and LP32.

## Heritage & Conservation

- 6.36 A Heritage Statement has been submitted in support of this application. The Heritage Statement identifies that the site sits within Greenhead Park Conservation Area. It also notes that an existing building on the site, the former Greenhead High School for Girls, is considered by the LPA to be a non designated heritage asset. There are several other heritage assets within the surrounding area including the Grade II Staff Block at Princes Royal Maternity Hospital on Greenhead Road, and the Grade II Registered Park and Garden, Greenhead Park which contains several listed structures including the Grade II\* Huddersfield War Memorial.
- 6.37 The Statement identifies the following aspects of the proposals which have minimised the harm caused to the heritage & conservation context:
- The building footprint has been optimised to deliver the required accommodation whilst maximising the separation distance from the former Girls High School building.
  - The proposal ensures that the important tree belt to the site perimeter can be retained, helping to sustain the significance of the setting of the former school and the special character of this part of the Conservation Area.
  - The new college building is typically four storeys to balance the scale against the need to minimise the building footprint and achieve an adequate form factor for attaining sustainability requirements. The new four storey elements are situated in the lowest part of the site, reducing the visual impact on the listed Greenhead Park, Conservation Area and the former Greenhead High School for Girls building.
  - The 'cut away' opening at the south west corner allows views through towards the historic building's primary east elevation and helps to break down the scale of the proposed building.
  - The new building establishes a strong relationship with the listed Greenhead Park by activating the north elevation and the north-west corner and maximising views from this point in the site.

- A parapet is provided to ensure the working elements of the roof are not visible from the ground. The parapet also reflects the approach adopted on several historic buildings in Huddersfield.
- The external envelope is predominantly made up of high quality brickwork selected to complement the tones and hues of the former school building and the materiality and character of Greenhead Park Conservation Area. Recessed brick work panels are used to help create variety and interest across the façade. 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.
- Changes in texture are proposed to give some animation to the elevations, including elements of cast stone detailing and the adoption of glazing frames that reflect the slate tones utilised throughout the local area. The articulation of surfaces helps to break down the large massing of the new building and establishes a better relationship with the historic school building.
- Utilising a simple and elegant palette and avoiding unnecessary detail and ornamentation ensures that the new building will be subservient and complementary to the former Greenhead High School for Girls building on the site, and the surrounding heritage assets and Conservation Area.
- The fenestration has been devised to take cues from the former Greenhead High School for Girls building and the surrounding context whilst meeting the daylighting and ventilation requirements.
- The landscape strategy aims to enhance the character of this mature and sensitive site – providing an appropriate physical and visual setting to the heritage assets and the new building. The new public realm removes the clutter of the existing car park and sea of tarmac that currently faces visitors and will allow the principal elevation of the former school to be appreciated in a safe and welcoming car free environment.

6.38 The Statement concludes that:

- The impact the proposed building will have on the prominence of the former Greenhead High School for Girls, and on views from Greenhead Park and the Conservation Area, will result in a low degree of harm to the setting of these heritage assets. The proposals would have limited impact on the ability to understand the significance of these heritage assets. Harm has been avoided and minimised.
- Due to the enclosure of the site provided by the mature trees around the perimeter, there will be negligible harm to the Grade II listed Huddersfield Boer War Memorial, the Conservatory behind lodge on corner of Park Avenue, and the Staff Block at Princes Royal Maternity Hospital. The

proposals would have very limited impact on the ability to understand the significance of these heritage assets.

- Balancing the adverse effects of these changes in setting, against the principles of minimising harm and enhancing significance, it is considered that the proposals would result in less than substantial harm.
- In this context, paragraph 202 of the NPPF should be applied where harm should be weighed against the public benefits of the proposal.

6.39 Based on the above, and the public benefits identified earlier in this Section, it is considered that the proposed development can be robustly justified in relation to NPPF paragraphs 194, 195, 197, 199, 202, 203 and 206; and Local Plan Policy LP35.

### Access, Traffic & Parking

6.40 The site access arrangements and parking provision are detailed in Section 3 of this Statement and therefore are not repeated here.

6.41 In addition, this application is supported by a Transport Statement (TS), which reviews all of the highways related considerations associated with the proposed development, and a Travel Plan (TP).

6.42 The TS identifies the following:

- The site is highly accessible on foot, by cycling and by public transport, bus and rail.
- A review of the Personal Injury Collision data over a five year period, from 2016 and 2020, was carried out for a study area in vicinity of the site. It has been concluded that two Personal Injury Collisions spread out within the study area does not indicate an inherent road safety issue with the current highway layout in the vicinity of the site.
- As the proposals will not result in an increase in staff or student numbers and the same level of parking provision on site is to be retained, the TS has concluded that a traffic impact assessment or parking assessment is not required. The proposed development will have no impact on the existing situation in terms of traffic impact or parking demand.
- The TS has demonstrated that the improvements to existing access points / the proposed new access points will conform to current junction design standards.
- Swept path analysis has also been carried out for a fire tender and a refuse vehicle, which demonstrates that the vehicles can enter the site in forward gear, turn within the site and exit the site in forward gear.

- 6.43 The main objective of the TP is to reduce the number of single occupancy car trips. The management of the operational TP will be the responsibility of Greenhead College, who will designate a Travel Plan Coordinator (TPC). The TPC will promote the Travel Plan to students and staff, and implement measures to promote walking, cycling, public transport use and to reduce car use and encourage car sharing.
- 6.44 Based on the above, and the details outlined in Section 3, it is considered that the development proposals are in accordance with the NPPF paragraphs 92, 104, 110 - 113 and Local Plan Policies LP20, LP21 and LP22.

## Trees

- 6.45 An Arboricultural Impact Assessment (AIA) plus Tree Survey has been submitted alongside this application. The findings of this report alongside the content of the Design & Access Statement and landscape plans are summarised below:
- There are a total of 84 individual trees and seven groups of trees at the site. Of these, one tree was identified as category 'A', 43 trees were identified as category 'B', 45 trees/groups were identified as category 'C' and two trees were identified as category 'U'.
  - A total of 14 individual trees plus sections of two groups of trees are to be removed to facilitate the proposed development. This includes seven category B trees, seven category C trees and sections of two groups of category C trees. In addition, two category U trees are to be removed for arboricultural reasons. The tree removals are identified on the Tree Protection Plan.
  - Locating the building on the car park reduces tree removal with existing mature trees to the boundaries retained and providing screening to the development. The exception is at the new Park Avenue access where a limited number of street trees require removal.
  - The AIA recommends that retained trees and tree groups should be protected from unwanted damage during construction works with temporary tree protection barriers. The recommended locations for tree protective barriers are shown in the Tree Protection Plan.
  - The soft landscaping strategy for the site is to provide a safe, visually attractive environment based on sound ecological principles. Mitigation planting will be provided within the central student space with areas of low maintenance ornamental and wildflower planting planted throughout the site. All planting around the buildings will be low maintenance and include evergreen plants to provide structure to ensure that newly planted areas look good all year round. New medium to large shrub planting will be limited to boundaries to ensure natural surveillance across the site is maintained. Existing shrubs will be removed / pruned as appropriate to improve safety.

6.46 Based on the information above, it is deemed that the development proposals are in accordance with paragraphs 131 and 174 of the NPPF, and Local Plan Policies LP24, LP32 and LP33.

## Ecology

6.47 This application is accompanied by an Ecological Impact Assessment (EclA) and a Bat Survey Report. The EclA concludes the following:

- Impacts on both Statutory (International and National) and Non-Statutory designations or their interests have been ruled out at the Preliminary Ecological Appraisal Stage.
- The site comprises the following habitats: introduced shrub (valued at Site level); mature trees (valued at local level); urban woodland (valued at Site level); developed land, sealed surface (negligible value).
- In terms of bats, two buildings on site were assessed as containing features of low bat roost suitability. As such, a single nocturnal survey (evening emergence) was undertaken to confirm the status of roosting.
- The results of the Bat Survey Report Survey demonstrate a likely absence of roosting within on-site buildings and as such, the proposed demolition works present little risk of impacting upon bats or their roosts.
- Landscaping along the site peripheries is likely to attract low-moderate levels of bat activity during the summer months. Given the site's location, foraging is likely to be restricted to urban tolerant species, such as pipistrelle and noctule.
- In terms of birds, all buildings and landscaping has the potential to support nesting birds during the main nesting bird season (March to August).
- With regard to invasive non-native plant species, small amounts of Cotoneaster and Crocosmia have been identified within the ornamental shrub beds. In their current location, these present a minimal risk of spreading into the wild.
- The EclA assesses the impacts and effects associated with the proposals and assesses it with mitigation measures in place. It concludes that at all stages (clearance, construction and operation) the potential effects with mitigation are either avoided completely, minor negative (disturbance related) or neutral.
- In terms of Biodiversity Net Gain, the proposals will lead to a net gain for biodiversity at the site, with a score of 0.53 Habitat Units (+13.70%) predicted.

- 6.48 The EclA concludes that mitigation to be agreed by standard conditions of planning will be able to address any significant effects resulting from the development.
- 6.49 Based on the above, it is considered that the development proposals are in accordance with the NPPF paragraphs 174 and 180 and Local Plan Policies LP24 and LP30.

## Amenity

### Noise

- 6.50 A Noise Impact Assessment (NIA) has been prepared in support the planning application which considers the existing noise environment, assesses the noise impact from the sports pitches and car parking facilities, and advises on a scheme of mitigation to satisfy the LPA. It concludes the following:
- *Fixed plant* – As the plant details are not confirmed at this stage, plant design and selections shall be informed by the noise limits proposed within the NIA report and where appropriate, consider what additional mitigation may be necessary. The potential mitigation measures should ensure the rating level of the fixed plant at 1m outside of habitable room windows of the nearest residential property is no higher than identified sound level limits based on the identified plant noise impact assessment criteria. Based on an understanding of proposed fixed plant available at the time of writing and noise control requirements for limiting of noise ingress at new and existing school facades to meet BB 93 IANL criteria within teaching spaces, identified noise limits for residential receptors are likely to be met with the same mitigation measures as required for the college – i.e., where relevant, appropriately specified in line attenuation, enclosures and or barriers.
  - *New teaching block roof plant* – Preliminary assessment indicates that additional mitigation measures are required for the new teaching block rooftop area to mitigate noise impact at the classroom roof turrets. A 2.4m high solid screen between the main plant and the natural ventilation roof turrets is recommended. To be effective in practice, the barrier should have no cracks or gaps, be continuous to the ground, and have a surface density  $\geq 12 \text{ kg/m}^2$ .
  - *Courtyard infill roof plant* – For the courtyard infill, to mitigate noise impact due to new units at the existing college windows, to meet plant noise limits at an open window overlooking an ASHP type unit, use of additional acoustic treatments may be required to plant units, where identified noise limits at college façade ventilation openings would otherwise be exceeded.
  - *Car park* – The calculated noise level of a single parking space at 25m between the hours of 06:00 and 22:00 as given in RLS 90 is 30dB  $L_{Aeq, 1hr}$ . Based on Apex noise modelling results no additional mitigation measures are required for the car park to meet the identified criteria.



- *Sports pitch* - The noise levels from sports pitches vary dependent on the activities on the pitch. Based on noise measurement of sports pitches including football, hockey and rugby and participation by men, women and children, the majority of the noise levels measured at 10m are between 56 dB and 58 dB LAeq,T. The Sport England recommended noise level limit from use of artificial grass pitches is 58 dB LAeq,T at 10m. 1.8m high noise barriers to the west and south of the sports pitch are proposed. To be effective in practice, the barrier should have no cracks or gaps, be continuous to the ground, and have a surface density  $\geq 12$  kg/m<sup>2</sup> such as a close boarded timber fence.
- With the identified additional noise mitigation measures and where relevant, appropriate selection and design of plant equipment and mitigation, the highest calculated noise levels at the noise sensitive receptors are within the noise limits proposed. The calculated noise levels indicate that the noise impact is likely to be around Lowest Observed Adverse Effect Level (LOAEL) according to the Noise Policy Statement for England.

6.51 The NIA concludes that based on the recommended mitigation measures detailed, the calculated noise levels are below noise limits proposed to meet the identified requirements, and therefore comply with the aims of the NPPF and anticipated requirements of the Local Authority.

6.52 Based on the above, it is concluded that there will be no adverse impacts of allowing community use of the on-site sports pitch between 6pm and 9pm on weekdays and 9am to 6pm at weekends (hours which were considered as part of the noise assessment).

### Lighting

6.53 An External Lighting Strategy and associated External Lighting Plans have been submitted as part of this application. These demonstrate that lighting levels will not exceed 1 lux at any residential boundary, other than in the most south westerly extent of the site boundary / new car park where light will be blocked by existing/new woodland that is not accounted for in the calculations. The lighting levels on surrounding streets will also not exceed typical street lighting levels. Therefore, it can be concluded that there will be no adverse effects associated with the proposed scheme lighting.

6.54 In particular this demonstrates that the proposed community use of the on-site sports pitch between 6pm and 9pm on weekdays and 9am to 6pm at weekends, which will require the use of the AWP floodlighting in winter months, can be considered acceptable.

## Air Quality

6.55 An Air Quality Investigation Survey has been submitted in support of this application which considers existing air quality concentrations of Nitrogen Dioxide (NO<sub>2</sub>) and Particulate Matter (PM<sub>10</sub> and PM<sub>2.5</sub>) at the site. The Survey confirms the following:

- The site is not located within an AQMA and that the closest AQMA, Huddersfield Town Centre, covers A-roads within and surrounding Huddersfield Town Centre and is located approximately 220m east of the site boundary.
- The site is located within a predominantly residential setting, and is bordered by minor through/residential roads. Diffusion tube monitoring data highlights that the closest monitoring site, an urban background monitor, records annual mean NO<sub>2</sub> concentrations well below the annual mean AQO. However at various monitoring locations within 1km, roadside concentrations have/currently exceed the annual mean NO<sub>2</sub> AQO. However it is noted that this is roadside to primary A roads, which the site is not. It is shown in a number of cases that where diffusion tubes are located on roads adjacent to primary A roads, increasing the distance of exposure, the annual mean NO<sub>2</sub> concentrations fall quickly. It is therefore anticipated that this is true for the Site. It is therefore predicted, with a good level of confidence, that pollutant concentrations of NO<sub>2</sub> and Particulate Matter will not exceed, or approach the exceedance of, the respective long term or short term AQOs.
- It is considered that no further work is required to characterise existing air quality concentrations across the site.
- A desktop investigation of local sources of air pollution that could impact the site has been undertaken, with data sourced from the DfT, the EA Pollution Index and active Environmental Protection Regulation records. It has been determined that local transport and industrial emissions pose a negligible risk across the site.
- As such no mitigation measures are proposed with regards to protecting the future occupants of the site from adverse air quality impacts. Best practice mitigation measures in line with West Yorkshire's Air Quality Technical Planning Guidance have been proposed for inclusion within the development proposals (cycle parking, Travel Plan, use of zero emission energy plant, inclusion of green infrastructure).
- The proposed development will not increase student or staff numbers and therefore the proposals themselves will not generate any additional traffic movements or emissions on the local road network.

## Odour

6.56 An Odour Statement has been submitted as part of this application which sets out the approach to be taken to odour control / ventilation. This Statement details the following:

- A total extract of 2.68 m<sup>3</sup>/s will be provided to the kitchen. The dedicated make up (supply) air systems shall deliver 85% of the peak extract flow rate, in this case 2.28 m<sup>3</sup>/s. The kitchen ventilation rates are based on electric cooking and are provided by the kitchen specialist.
- Extraction will be via individual cooker / kitchen hoods complete with condense panels and filters. Supply air will be introduced directly into the kitchen via an integrated makeup air feature within the hoods, and also via ceiling diffusers to help achieve efficient 'flushing' of the kitchen air.
- All kitchen exhaust air shall be ducted directly to roof level where it will be exhausted away from adjacent air intakes to mitigate risk of cross contamination of air streams. The kitchen extract duct will be topped with a jet cowl terminal to further reduce the risk of contaminated air being drawn back into the building.
- Attenuation shall be provided on the intake and room side of the supply fans to reduce any noise reverberation within the ductwork and to mitigate the extent of any noise breakout to the local environment, in accordance with BB93. Similarly, the extract fans shall also be provided with attenuation, with the attenuators being selected as appropriate for kitchen extract (high humidity & grease tolerant, anti-sag, lined).

6.57 The Statement concludes that based on the approach outlined above, there will be no adverse impacts on the operational College or on nearby residential properties in terms of air quality or noise.

## Conclusion

6.58 In conclusion, based on the above, it is considered that the development proposals are in accordance with NPPF paragraphs 174, 185 and 186; and Local Plan Policies LP47, LP51 and LP52.

## Flood Risk & Drainage

6.59 As set out in Section 2 above, in terms of flood risk, the site is located in Flood Zone 1. Therefore, education use at the site is acceptable in principle and the Sequential and Exception Tests required by national and local policy do not need to be applied in relation to the development proposed.

6.60 However, a site specific Flood Risk Assessment (FRA) and a Drainage Strategy (DS) have been prepared.

6.61 The FRA concludes that the site is at low risk of flooding from tidal, fluvial, existing sewers, proposed drainage, overland, infrastructure failure and groundwater and that development is considered acceptable from a flood risk perspective.

6.62 The Drainage Strategy details the strategy for foul water and surface water drainage at the site. It includes the following elements:

- *Infiltration* - Infiltration has historically been used on site in two locations. These two existing soakaways shall be retained as part of the proposed development and their infiltration rates confirmed prior to construction. Soakaway testing has been conducted in line with BRE365 and found the permeability to be between  $1.6 \times 10^{-6} \text{m/s}$  to  $7 \times 10^{-7} \text{m/s}$ . Two falling head tests were conducted alongside the BRE365 tests and permeability from the test was  $3.5 \times 10^{-6} \text{m/s}$  and  $3.3 \times 10^{-9} \text{m/s}$ . On top of this the water table at the west of the site is high limiting the potential for infiltration. Therefore in line with the SuDS Manual it is not deemed as acceptable to provide new infiltration points within the site other than those that currently exist.
- *Water Course* - The site is over 300m away from the nearest watercourse and there is no opportunity to connect directly to an existing water course. Thus, without a watercourse within a practicable proximity to discharge to it is proposed that the surface water runoff from the site will be discharged into a local sewer by a gravity connection.
- *Sewer* - The proposed surface water runoff from the site will be discharged via existing connections to YW sewers. Two connections are north of the site to the sewer under Park Drive South and another two are to the south connection to the sewer under Greenhead Road.
- *Strategy* - All surface water shall be treated where required in accordance with the SuDS Manual. All new hard standing areas are to be made of permeable paving to provide both attenuation and water treatment. The new building will be fitted with a green roof to provide treatment which shall be connected to a geocellular tank to provide attenuation.
- *Surface Water Restrictions and SuDS Strategy* - In accordance with the pre-application response from the LLFA the flow rate from the site shall be limited to 30% betterment of the current discharge rate. An existing drainage Microdrainage model was made to determine the brownfield runoff rate. The model shows a discharge rate through the 4 connections of 180l/s. There is also a suspected overland flow route though the pedestrian entrance at the southeast of the college on to Greenhead Road. The peak overland flow from this area has been estimated at 32l/s using the modified rational method. The brownfield runoff rate is 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, which shall reduce flood risk and potential capacity issues downstream.

- There is no net change in foul water flows from the site. Flows are to continue to discharge unrestricted into existing foul water drainage.

6.63 Therefore, it is considered that the development proposals are in accordance with NPPF paragraphs 159, 167 and 169 and Local Plan Policies LP24, LP27 and LP28.

## Ground Conditions

6.64 This application is accompanied by a Phase I Geo-Environmental Desk Study, a Phase II Geo - Environmental Assessment and a Coal Mining Risk Assessment. The reports advise the following:

- In terms of historic mapping, early mapping (1851) shows the site to be recorded as a school (Greenhead Hall) and comprises a building in the central part of the site surrounded by woodland. By 1918 it is referenced as a 'High School for Girls'. Mapping from 1960 shows a new building in the central western part of the site along with a slope where the current retaining wall lies. Two sports pitches are also present in the east. By 1975 the central building development resembles the current layout and more recently, a building was constructed in the north eastern part of the site and another building has been constructed in the far west with historical aerial photos constraining the construction of the two recent additions to between 2003 and 2009.
- The intrusive ground investigation has concluded that ground conditions typically comprise macadam underlain by granular then cohesive made ground, which extends to a maximum depth of 2.20m bgl. Made ground was underlain by engineering soils comprising the upper and lower completely weathered Pennine Lower Coal Measures (PLCM), encountered up to 5mbgl and generally described as firm to stiff gravelly clay and occasionally clayey sand. This was underlain by competent PLCM which was typically recorded as extremely weak to weak mudstone with some thin sandstone in the west. Within the PLCM a worked coal seam – the Soft Bed Coal was encountered at between 16.3 and 17mbgl, up to 1.3m thick and underlain by mudstone and sandstone.
- In terms of groundwater, post fieldwork monitoring suggests perched groundwater within the completely weathered PLCM during the 2020 and 2021 investigations with groundwater recorded at between 0.96 and 2.57m bgl.
- The Coal Authority Interactive Viewer indicates that the site is within a 'Coal Mining Reporting Area' and a 'Development High Risk Area'. The preliminary Coal Mining Risk Assessment identified a potential risk of shallow unrecorded coal mining at the site and therefore further investigations were required.

- With regard to Coal Mining Risk, the 2021 GI recorded evidence of mine workings in the Soft Bed Coal in three rotary boreholes under the footprint of the proposed college building in the southeast corner of the site. Sufficient rock cover to coal seam thickness was not demonstrated and therefore a risk of ground instability at surface exists. Ground stabilisation in the form of drilling and grouting is recommended.
- In terms of environmental risk assessment, risks to construction operatives and site end users were identified from PAH. The PAH exceedances relate to a thin layer of granular made ground. Remediation options include source removal in soft landscaping zones or placement of a clean cover system to mitigate the risk.
- Regarding ground gas protection measures, the site classifies as gas characterisation situation 2 (CS-2) and as such ground gas protection measures will be required for the new building.

6.65 Subject to undertaking the recommended actions, it is concluded that the proposed development is acceptable in the context of NPPF paragraphs 174, 183 and 184; and Local Plan Policy LP53.

### Mineral Safeguarding

6.66 In accordance with the Kirklees Council Mineral Safeguarding Areas Plan, the site is indicated to lie within an area of 'Sand and Gravel with Sandstone and Surface Coal Resource'. Local Plan Policy LP38 stipulates that surface development will only be permitted within a Mineral Safeguarded Area where it has been demonstrated that:

- a) *the mineral concerned is proven to be of no economic value as a result of the undertaking of a Mineral Resource Assessment; or*
- b) *the development will not inhibit mineral extraction if required in the future; or*
- c) *there is an overriding need for the development; or*
- d) *the mineral can be extracted prior to the development taking place.*

6.67 As indicated above, the findings of recent intrusive ground investigation works on site show that the proven ground conditions consist of a thin mantle of made ground, underlain by mudstone bedrock (highly weathered in its upper horizons) to a depth of approximately 20m below ground level where sandstone is encountered. A coal seam was encountered within the mudstone around 16m below ground level but evidence (>1.4m void) of historic extraction of the coal seam was noted.

6.68 To summarise no sand and gravel was encountered, sandstone is not encountered until 20m below ground level so would likely not be economically viable to extract and the shallowest coal seam

underlying the site is at approximately 16m below ground level and appears to have been subject to extraction already.

- 6.69 Based on the site specific data regarding ground conditions, it is considered that although mapped to lie within a Mineral Safeguarding Area, the ground conditions indicate that the site does not appear to represent a true resource of economically viable minerals and therefore the proposed development will not have any negative impact on potential future mineral resources.
- 6.70 It is therefore considered that the proposed development is acceptable in the context of the NPPF paragraph 212 and Local Plan Policy LP38.

## Energy & Sustainable Construction

- 6.71 As set out in Section 3 above, the scheme has been designed to be Net Zero Carbon in Operation (NZCiO), which is a significant commitment in terms of sustainable design. The approach taken to achieving Net Zero Carbon in Operation is detailed further in the Energy & Sustainability Statement submitted as part of this application. This sets out the following strategy:
- The envelope of the buildings will be designed to perform significantly better than the Building Regulation standards with low U-values, g-values and low air leakage rates.
  - Natural ventilation is prioritised wherever possible so that demand for active services is reduced.
  - Energy efficient services employed in the development include high efficiency LED lighting coupled with occupancy and daylight controls to significantly reduce lighting energy use.
  - Electrical and mechanical systems within the development will be tightly metered and controlled with a full Building Management System (BMS). This will enable energy use to be tracked and opportunities for efficiency improvements to be made.
  - In order to meet the NZCiO operational energy requirements, the design also considers the installation of PVs on the roof of the new Main Block.
  - The combination of the above measures results in a 53.3% reduction in site-wide regulated CO<sub>2</sub> emissions compared to the Part L2A 2013 Target Emission Rate (TER) and 29% reduction of the energy demand from on-site renewable sources.
- 6.72 Additionally, the development will incorporate the following sustainability measures and strategies:
- Good daylight will be achieved in occupied spaces through the balanced and considered use of glazing. External shading will be used where required to prevent excessive heat gain, whilst high performance glazing will reduce energy loss.

- Mixed-mode ventilation will be used in all teaching spaces and perimeter study areas to maintain thermal comfort. The ventilation units will be used to maintain a consistent supply of filtered fresh air to maintain good indoor air quality. Low VOC materials and finishes will minimise internal sources of pollutants.
- Water efficient fixtures and fittings will be specified to reduce water consumption below the levels required for national building regulations.
- Metering and sub-metering of energy and water consumption will enable ongoing, targeted reductions in consumption on site.
- All timber used in the project should be from a responsible or sustainable source, using certified FSC or PEFC sources.
- To ensure responsible and sustainable procurement, materials will be specified in line with a documented sustainable procurement plan. This will include the use of certification schemes such as ISO14001 and BES 6001.
- Materials that are durable and resilient will be specified to maximise their life-span and avoid the need for disposal and replacement.
- Appropriate and accessible waste facilities will be provided to encourage occupants to recycle waste effectively.
- The proposed servicing strategy for the provision of heating and hot water will be from electrical solutions eliminating the requirement for the use of fossil fuels which would be detrimental to local air quality.
- Responsible construction practices should be adopted to reduce resource use and the impact of noise, dust and pollution.

6.73 Further to the above considerations, it is concluded that the proposed development is acceptable in the context of paragraphs 154 and 157 of the NPPF; and Local Plan Policy LP24.



## 7. Conclusions

- 7.1 This Planning Statement has been prepared and submitted by Avison Young for Galliford Try in support of the following proposed development at Greenhead College, Greenhead Road, Huddersfield, HD1 4ES.

*Part redevelopment of Greenhead College, including part demolition and making good, new 4 storey building and new 2 storey courtyard infill building, relocated car parking and revised site access arrangements, reconfiguration of sports provision, and associated landscaping*

- 7.2 This Statement has considered the nature of the existing site, the scheme proposals, the stakeholder and community engagement undertaken, the full planning policy framework within which the proposals should be considered, and has reviewed relevant planning considerations within this policy context.
- 7.3 This Statement has concluded that the proposed scheme is acceptable in terms of: the principle of development (including the needs and benefits case, site suitability, the Urban Green Space designation, and sports provision); the site layout, scale, design and landscaping; heritage & conservation; access, traffic & parking; trees; ecology; amenity (including noise, lighting, air quality and odour); flood risk & drainage; ground conditions; minerals safeguarding; and energy & sustainable construction.
- 7.4 In the context of relevant national and local policies it has been demonstrated that the proposed development can be considered acceptable.

# Appendix I

## Public Engagement Flyer

# Greenhead College Planning Application

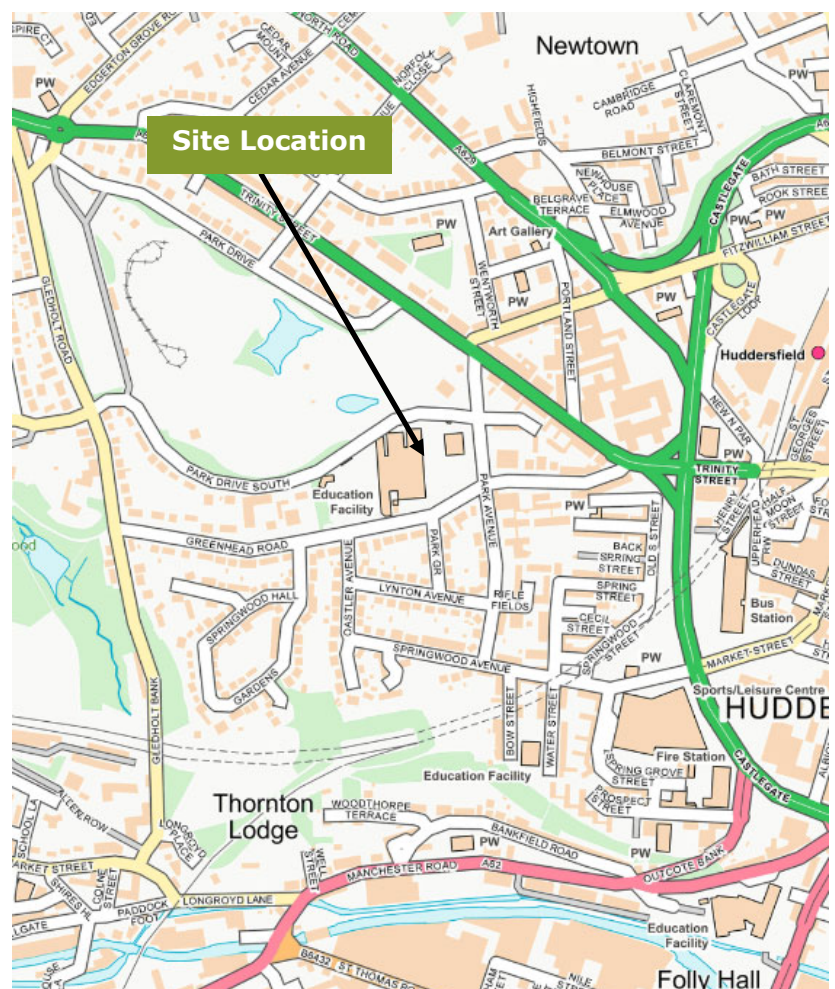
We are excited to let you know that a planning application will soon be submitted for the redevelopment of part of Greenhead College. Some of the older buildings are being replaced and will be demolished once a new building has been built.

A new 4 storey building is proposed for the existing college car park, and the car parking will be relocated to the western side of the site where the all-weather pitch is currently located.

The all-weather pitch will be repositioned to accommodate the relocated car parking.

The existing buildings to be demolished are the prefabricated buildings from the 1960s. In their place, the site will have a new external social area and a small infill building that will unify the buildings across the site in a landscaped setting.

There will be no change to staff and student numbers as a result of the development.



This redevelopment of Greenhead College is funded by the Department for Education as part of their School Rebuilding Programme. Galliford Try has been selected by the Department for Education to design and build the new building. Galliford Try is a national construction company with lots of experience of building colleges and schools.

View our proposals online at: <https://www.greenhead.ac.uk/new-build/982.html>

Email the design team at: [greenheadcollege.uk@avisonyoung.com](mailto:greenheadcollege.uk@avisonyoung.com)

Please send in questions or comments no later than 1 September 2021

## Greenhead College Planning Application



At this pre-application stage the development proposals can be viewed online and you can also contact the Galliford Try design team if you have any queries or comments. Details are at the bottom of this page.

Galliford Try will be submitting the planning application in September 2021. Once the application has been submitted it will be available to view and comment on online via Kirklees Council's planning portal: <https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/default.aspx>

Subject to achieving planning permission, construction will start on site early in 2022. We are aiming to complete the new building by the end of 2023, with the remaining works (building demolition etc.) due to be completed by Spring 2025.

**View our proposals online at: <https://www.greenhead.ac.uk/new-build/982.html>**

**Email the design team at: [greenheadcollege.uk@avisonyoung.com](mailto:greenheadcollege.uk@avisonyoung.com)**

**Please send in questions or comments no later than 1 September 2021**

# Contact Details

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