

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2024/62/91998/W
Site Address:	former, Almondbury High School, Fernside Avenue, Huddersfield, HD5 8PQ
Description:	Erection of special educational needs and disabilities school (Use Class F1), comprising educational buildings, roof mounted photo-voltaic panels, sensory garden spaces, multi-use games areas, landscaping, hardstanding areas, carparking, access with secure fencing and associated ancillary development
Recommending Officer:	Katie Chew

DECISION – Granted Under Regulation 3

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Nick Hirst

AUTHORISED OFFICER

Date: 16/07/2025

Officer Report

Application: 2024/91998

Site: former, Almondbury High School, Fernside Avenue, Huddersfield, HD5 8PQ

Proposal: Erection of special educational needs and disabilities school (Use Class F1), comprising educational buildings, roof mounted photo-voltaic panels, sensory garden spaces, multi-use games areas, landscaping, hardstanding areas, carparking, access with secure fencing and associated ancillary development

Site Description

The application site relates to the former Almondbury High School and associated buildings including sporting facilities, swimming pool and pre-school, comprising of circa 2.7ha in size. The site has been vacant since 22/07/2024.

The existing buildings on site comprise of a range of single, two and three storey units, with some four storey components, with both flat and hipped roof elements. The site also includes zones for parking and hardstanding areas, with some soft landscaped areas throughout. To the south of the site are 6 multi use game areas (MUGAs).

Access is taken from Fernside Avenue to the north of the site.

Surrounding the site is predominately residential properties, and playing fields, with Hill View Academy located to the north-east, and Almondbury Cricket Club to the west.

Description of Proposal

The application seeks planning permission for the erection of a special educational needs and disabilities school (Use Class F1), comprising educational buildings, roof mounted photo-voltaic panels, sensory garden spaces, multi-use games areas, landscaping, hardstanding areas, carparking, access with secure fencing and associated ancillary development.

The demolition of the existing school and associated buildings has been approved under application ref: 2024/91314, approved 31/07/2024.

The building would be situated within the centre of the site and would have a gross external area of circa 5,445sqm. The school is to comprise of a mix of a two-storey and single-storey flat roof structure set around an internal courtyard area, and is to internally offer:

- General teaching classrooms – each including one group space allowing flexibility for teaching and space. The larger classroom has

capacity for 10 students, with the smaller classroom having capacity for 8.

- Specialist teaching facilities – including an art and pottery room, a science, technology, engineering and mathematics room, food technology facilities, drama, music, and ICT room.
- A main hall is located on the end of the northern wing of the building, to be used for indoor sport, PE lessons, assemblies, performances, full staff meetings or training.
- Learning resource centre.
- Therapy spaces – soft play, recovery room, therapy room, sensory/immersion room, rebound room.

The building is to be predominantly faced in multi-red colour brickwork in a stretcher bond pattern, with elements of multi-buff, white/grey and green colour faced brickwork. Some elements of render are also to be included on the elevations adjacent to windows and doors to create features. Windows are to be polyester powder coated aluminium of which the frame colour is to be confirmed. A flat roof is proposed which would include PV panels throughout, although it is noted that an area for plant is shown on the eastern roof portion of the school.

The new school building is to accommodate up to 180 pupils with special educational needs, but specifically those with complex autism and is to cater to pupils aged 5 to 16, with a post-16 provision. Woodley School and College is to relocate from its current site (Dog Kennel Bank, HD5 8JE), as it is not possible to accommodate the required increase in school places through the expansion of the existing school, due to listed buildings and woodland constraining the site. This is discussed in more detail further within the educational development section of this report.

A teaching cabin is also proposed within the grounds to the west of the main school building. This cabin is to help facilitate an outdoor forest school and is to measure approximately 12.3m x 6.2m, with a maximum height of 4.6m. The cabin is to be finished in cladding and comprise of a flat roof.

Ancillary buildings include 2 substations (high voltage and low voltage) which are proposed towards the entrance of the site.

Access is to be taken from the existing entrance/exit onto Fernside Avenue to the north. This access is to be improved, including widening the access to approx. 6m, to allow for two-way movements. The access is to lead to a new car parking area, accommodating 111 staff car parking spaces, 24 visitor spaces, 6 accessible spaces, 9 EV spaces, 6 taxi spaces and 25 minibus spaces.

Landscaped areas are proposed throughout the site.

History of negotiations/amendments received

The applicant sought pre-application advice for the erection of an education building (app ref: 2024/20391) in March 2024. A formal advice letter was issued June 2024. In summary, the letter advised that the proposal would be a departure of local Urban Green Space policy and adequate justification would be required to justify such a departure. It was acknowledged that this could be done by filling an education need in the area. Other advice and/or details on expectations was offered on matters such as design and impact on neighbours, with input from the Council's technical consultees such as Highways, Drainage and Environmental Health also provided.

The current application was received July 2024. Following receipt of consultation responses which identified several areas of concern, including, but not limited to, highways and access, and objections raised by Sport England in relation to ball strike, loss of the playing field to the west of the existing buildings, loss of the tennis court and the impact on the playing field to the east of the existing buildings. Following several discussions, details received in late March 2025 sought to overcome both Highways and Sport England concerns and are deemed to be sufficient to allow Officers to move the decision to a recommendation of approval.

Relevant Planning History

2024/91314 – Prior notification for demolition of all buildings on the former high school site including sporting facilities, swimming pool and pre-school building. Approved 31/07/2024.

Consultation Responses

KC Designing Out Crime Officer – No objections.

KC Ecology – No objections subject to conditions.

KC Environmental Health – No objections subject to conditions.

KC Highways Development Management – No objections subject to conditions.

Officer note: Whilst it is acknowledged that Highway officers did initially request a condition which required a scheme detailing the arrangements and specification for the layout of the access to the adjacent parking area (nursery site), which was to include a swept path analysis, following discussions with the applicant and Highway officers it was concluded that this condition would no longer be required as this area of the site is not to form part of the application site, but will simply be used as a compound during construction works. Furthermore, the realigned access now appears to be suitable for a waste collection vehicle to enter the site if required by a future user. The condition shall therefore not be included, should planning permission be granted.

KC Landscape – No objections subject to a condition.

KC LLFA – No objections subject to conditions.

Sport England – Whilst initially raising concerns in respect of the loss of the playing field to the west of the existing buildings, loss of a tennis court, the impact on the playing field to the east of the existing buildings and ball strike, following receipt of a ball strike assessment, details of the ball stop netting, an illustrative masterplan and a playing field study, Sport England now raise no objections to the proposals subject to conditions relating to the submission of details of the design, location and specification of the ball stop mitigation and management and maintenance responsibilities, as well as a Community Use Scheme which is to be submitted prior to the development being brought into use.

KC Trees – No objections.

KC Waste Strategy – No objections.

Yorkshire Water – No objections subject to conditions.

Parish/Town Council

N/A.

Local Ward Members

The site is within the Almondbury ward, where members are:

- Councillor Davies
- Councillor Longstaff
- Councillor Munro

Members were consulted on the 29/07/2024. No comments were received.

Representations

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

The end of public comments was 02/09/2024. In total 2 public comments were received. The following is a summary of the comments made:

Security

- Is the old security fencing for the big unused playing field that extends all the way down to Eastlands going to be removed? And will the field

become an open access for dog walkers/kids playing football. Or will the fence remain as is with it being a closed off field?

Officer note: Noted. Unfortunately, this portion of land falls outside the red line boundary and development area for this application, and therefore Officers cannot advise on the future of this section of security fencing.

Access/Parking

- Can the entrance to the school be relocated to be moved further down past the adjacent houses and have the entrance and exit in the same area, to avoid the blocking up of neighbouring properties driveways.

Officer note: Noted. However, a flexible student drop-off area is provided to the east of the main school building for 20 no. minibuses and 12 no. cars and therefore drop-off/pick up of students should be done within the main school boundary, away from residential properties.

Planning Policy Background

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 27/02/2019).

The application site is located within Urban Green Space. It is also important to note that a bat roost has been identified at the site.

Kirklees Local Plan (LP):

- LP1 – Achieving Sustainable Development
- LP2 – Place Shaping
- LP3 – Location of New Development
- LP7 – Efficient and Effective Use of Land and Buildings
- LP20 – Sustainable Travel
- LP21 – Highways and Access
- LP22 – Parking
- LP24 – Design
- LP26 – Renewable and Low Carbon Energy
- LP27 – Flood Risk
- LP28 – Drainage
- LP30 – Biodiversity & Geodiversity
- LP32 – Landscape
- LP33 – Trees
- LP47 – Healthy, Active and Safe Lifestyles
- LP49 – Educational and Health Care Needs
- LP50 – Sport and Physical Activity

- LP51 – Protection and Improvement of Local Air Quality
- LP52 – Protecting and Improvement of Environmental Quality
- LP53 - Contaminated and Unstable Land
- LP61 – Urban Green Space

Supplementary Planning Documents

- Kirklees Highways Design Guide (2019)
- Open Space SPD (2021)

Other Guidance Documents:

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

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) updated 12/2024, the Planning Practice Guidance Suite (PPGS) first launched 06/03/2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications. Most specifically in this instance, the below chapters are of most relevance:

- Chapter 2 – Achieving sustainable development
- Chapter 4 – Decision-making
- Chapter 8 – Promoting healthy and safe communities
- Chapter 9 – Promoting Sustainable Transport
- Chapter 11 – Making effective use of land
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

Other relevant national guidance and documents:

- MHCLG: National Design Guide (2021)
- DCLG: Technical Housing Standards – Nationally Described Spaced Standard (2015)

Climate Change

The Council approved Climate Emergency measures at its meeting of full Council on 16/01/2019, 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.

On 12/11/2019 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.

Summary of Principal Planning Issues

The following matters are considered in the assessment below -

- Principle of development
- Urban design
- Residential amenity
- Highway safety
- Other matters
- Conclusion

Principle of Development:

Paragraph 48 of the National Planning Policy Framework (the Framework), which is a material consideration in planning decisions, confirms that planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. This approach is confirmed within Policy LP1 of the Kirklees Local Plan, which states that when considering development proposals, the Council would take a positive approach that reflects the presumption in favour of sustainable development contained within the Framework. Policy LP1 also clarifies that proposals that accord with the policies in the Kirklees Local Plan would be approved without delay, unless material considerations indicate otherwise.

Education Development

Paragraph 100 of the National Planning Policy Framework recognises the importance of ensuring that there is sufficient choice of school places available to meet the needs of existing and new communities, and that

Council's should give great weight to the need to create, expand or alter schools; and work with school promoters to identify and resolve key planning issues before applications are submitted.

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

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

- a. They would meet an identified deficiency in provision;*
- a. The scale, range, quality and accessibility of education facilities are improved;*
- b. they are well related to the catchment they are intended to serve to minimise the need to travel or they can be made accessible by walking, cycling and public transport'.*

The submitted Planning Statement sets out that on 05/10/2021 Kirklees Council cabinet approved a plan for the development of special school places that would contribute to the long-term sufficiency of specialist provision as part of the wider SEND Transformation Plan. The replacement and rebuild of two schools for children with an Education Health and Care Plan (EHCP) was cited as a critical element of the SEND transformation programme. One of these schools is Woodley School and College.

Woodley School and College would require significant modernisation and due to constraints with the existing built infrastructure, there is limited further adaptability and significant ongoing maintenance costs associated with this site.

Given the above, it was considered that the former Almondbury High School should be demolished, with Woodley School and College being relocated to this site. The proposed development would provide modern facilities for existing children and young adults but also would be built to accommodate more children, to address the growing demand. Almondbury High School was chosen as the site to relocate Woodley School and College as the new building can be located on the existing developments footprint, reducing impacts on the Urban Green Space, the site also previously operated as a school and therefore is well-located in terms of connectivity to the surrounding area and services infrastructure. The site is also within the heart of an existing community, would re-purpose a vacant site, and would enable the expected requirements of Woodley School and College to be met through the provision of a new build facility.

Further improvements are also to be made to the landscaping and planting throughout the site, alongside improved access and parking arrangements.

Returning to Policy LP49, the proposal would meet identified deficiencies specifically in relation to the provision of special schools, through delivering facilities which comply with modern standards, and therefore comply with LP49 (a). Overall, the development would improve the scale, range, quality

and accessibility of the site's SEND education facilities. In regard to LP49 (c), the proposal seeks to utilise an existing school site and therefore has an established and defined catchment. Transport considerations are addressed with the highway safety section of this report, but in summary the proposal is deemed a net improvement in this regard.

The proposal complies with the objectives of LP49. In accordance with Paragraph 100 of the NPPF great weight should be attributed in favour of a development which supports/improves education.

Urban Green Space

The application site falls within Urban Green Space and therefore Policy LP61 is relevant and states the following:

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

a. an assessment shows the open space is clearly no longer required to meet local needs for open space, sport or recreational facilities and does not make an important contribution in terms of visual amenity, landscape or biodiversity value; or

b. replacement open space, sport or recreation facilities which are equivalent or better in size and quality are provided elsewhere within an easily accessible location for existing and potential new users; or

c. the proposal is for an alternative open space, sport or recreation use that is needed to help address identified deficiencies and clearly outweighs the loss of the existing green space.

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

Consideration must first be given to whether the proposal results in a 'loss of Urban Green Space'.

The submitted Urban Green Space drawing (ref. 22315-ALA-00-XX-DR-L-0035 Rev P03) provides an overlay of the existing and proposed school buildings.

The new school is proposed to be constructed within the bounds of the footprint of the existing school and surrounding hardstanding areas, although some areas of open Urban Green Space are to be lost. Specifically, the pockets of land located directly adjacent to the existing school building, and within the hard landscaped areas. A teaching cabin is also proposed within the playing fields to the west of the school building.

The aforementioned drawing identifies that:

- there is to be a net gain of hard surfacing of the site (inc. paths and play areas) of approximately 4,215.6sqm
- there would also be an increase of circa 1,399.8sqm of soft landscaping
- a reduction in the overall footprint of the school by around 4,279sqm.
- Additional planting is also proposed within the site through the addition of new scrub planting, additional tree planting, grassland planting and the creation of new areas of hedgerow.

In light of the above, it is considered that the proposal would result in a loss of Urban Green Space. It should, however, be noted that the playing fields to the east of the site would not be lost as part of the proposal. Furthermore, the works would not materially affecting the overall function of the wider Urban Green Space, which as existing can be defined as open land, used for sports, adjacent to a school, which would be retained.

While the proposal would result in the loss of Urban Green Space, and therefore be a departure of LP61, the impact would be limited and not represent a significant departure. The harm, on the planning balance, that this departure carries is deemed to be limited.

This harm must be weighed against the positives of the proposal. As has been identified in the previous section of this assessment, the educational benefits of the proposal carry significant weight. Paragraph 100 of the NPPF states:

100. It is important that a sufficient choice of early years, school and post-16 places are 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 early years, schools and post-16 facilities through the preparation of plans and decisions on applications; and

b) work with early years, school and post-16 promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

Weighing these matters, officers are satisfied that, on the planning balance (giving due regard to other material planning considerations assessed elsewhere within this report), the harm caused through the departure from LP61 is sufficient outweighed by the public benefits caused by educational provision.

Impact on Sport Provision

Local Plan Policy LP47 states:

‘The Council will, with its partners, create an environment which supports healthy, active and safe communities and reduces inequality. Healthy, active and safe lifestyles will be enabled by [the relevant sub-points being]:

- a. Facilitating access to a range of high quality, well maintained and accessible open spaces and play, sports, leisure and cultural facilities;*
- c. The protection and improvement of the stock of playing pitches’.*

Local Plan Policy LP50 states:

‘The Council will seek to protect, enhance and support new and existing open spaces, outdoor and indoor sport and leisure facilities where appropriate, encouraging everyone in Kirklees to be as physically active as possible and promoting a healthier lifestyle for all’.

Paragraph 104 of the NPPF states:

‘Existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless:

- a) An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- a) 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*
- b) The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use’.*

It is noted by Officers and Sport England that there is open grass located to the west of the site, and this did contain a long jump pit in 2011. Nevertheless, this area is not recognised as being suitable for sporting use, as given the gradients of the playing field, the gradients would be too steep to be used for formal sports. The long jump pit is also now in a semi overgrown state and the presence of a new long jump pit can be seen on the playing field to the north, thus replacing the previous long jump pit.

Furthermore, the proposal would result in the loss of a single court MUGA, to be replaced by play equipment. Commentary provided by the applicant sets out the need for the new play equipment which would replace it, to allow movement of jumping, balancing, swinging, which are appropriate physical activities for students with autism spectrum disorder with a high level of severity. Whilst the above play equipment is not a formal sporting facility and cannot comply with exception E5 of Sport England’s Playing Fields Policy, Sport England are satisfied that there will be no harm to sport and recreation provision on the site, and the Lawn Tennis Association (LTA) have noted that 2 tennis courts are to be retained, and this is deemed to be sufficient.

Finally, encroachment from proposed landscaping into the playing field found to the east of the existing school buildings has been confirmed to be acceptable, as this portion of the playing field is not deemed to be suitable to be marked as playing pitches given the gradients of the land (of an average of 1 in 9 slope).

A ball strike assessment to assess the potential risk of cricket balls surpassing the boundaries of an adjacent cricket pitch at Almondbury Cricket Club (to the south-west) into the school site has also been undertaken, this assessment recommends mitigation for a maximum height of 7m, offset from the boundary by 6m. Sport England note that the ball strike assessment has been undertaken at recreational level of play and that this is acceptable however, the final design of the ball strike fencing and details of its ongoing maintenance and repair will need to be assessed. This is deemed to be reasonable and can be secured via condition.

Policy LP50 requires consideration of whether a community use of new sports facilities is appropriate. In this case, the proposed development has been designed to enable separate access by the local community to sports facilities and ancillary facilities including the main hall and MUGA. As such, the proposed development will enhance opportunities available to the local community to utilise the development as a community sports facility in accordance with LP50, this use is supported by Sport England who have requested that this be secured via condition, with a Community Use Scheme submitted prior to the development being brought into use.

In summary, the proposal would result in the loss of a single court MUGA, to be replaced by specialist play equipment. Whilst this would be lost of sports facilities, given the nature of the school for students with autism spectrum disorder, the proposed facilities would provide a more practical day-to-day use for students and is considered to be acceptable on this occasion. Furthermore, the site has been designed to accommodate community use, which is a benefit which carries weight in favour of the proposal. Accordingly, the proposal is deemed to comply with the aims and objectives of LP47 and LP50 of the Kirklees Local Plan and Paragraph 100 of the NPPF.

Sustainable development and Climate Change

As set out at Paragraph 7 of the NPPF, the purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF goes on to provide commentary on the environmental, social and economic aspects of sustainable development, all of which are relevant to planning decisions.

The application is supported by a Climate Change Statement which details what consideration has been given to measures to limit harmful impacts. This includes, but is not limited to:

- Prioritising the re-use of existing on-site materials whenever feasible, reducing the need for new resource extraction and manufacturing.

- Procuring construction materials from local suppliers wherever possible to minimise transportation-related carbon emissions and support the regional economy.
- Utilise environmentally responsible construction methods, such as efficient insulation, advanced framing techniques and water-saving measures.
- Solar panels are proposed on the building as a significant contribution to providing on-site renewable energy. A 259kWp roof mounted PV array will be provided, generating over 197MWh of electrical energy per annum.
- Air Source Heat pumps are provided to generate 100% of the heating and cooling energy required for the building and 100% of the kitchen domestic Hot Water provision.

Regarding climate change, measures would be necessary to encourage the use of sustainable modes of transport. Adequate provision for cyclists (including cycle storage and space for cyclists), electric vehicle charging points, and other measures have been proposed or would be secured via condition (referenced where relevant in this assessment). Drainage and flood risk minimisation measures would need to account for climate change. A development at this site which is entirely reliant on employees/children travelling by private car is unlikely to be considered sustainable. These factors will be considered where relevant within this assessment.

Principle of development; conclusion

The site is located within Urban Green Space, of which the proposal would result in the partial loss of. The proposal therefore represents a departure from Policy LP61 of the Kirklees Local Plan.

The proposal would change the site's sporting provision, by the loss of a single court MUGA, replacing it with a fixed play equipment. Nonetheless, it has been sufficiently demonstrated that students with a high level of severity of autism spectrum disorder require different types of sporting facilities/activities. As such, the proposal would not conflict with LP47, LP50 or paragraph 104 of the NPPF.

The proposal would address an identified deficiency in local SEND education and would represent a notable improvement to education facilities, complying with the aims of policy LP49. In accordance with paragraph 100 of the NPPF, great weight should be attributed in favour of a development which supports/improves education.

Planning decisions must be taken in accordance with the development plan, unless there are material considerations that indicate otherwise. In this case the harm of this loss of Urban Green Space is minimal and the public benefits of the proposals, to local education, are deemed to clearly outweigh the harm caused to the site. Furthermore, adequate consideration of, and mitigation for, climate change has been evidenced. Therefore, the principle of development

is deemed to be acceptable. Consideration must now be given to the local impact, outlined below.

Urban Design

Chapters 11 and 12 of the NPPF, and Local Plan policies LP2, LP7 and LP24 are relevant to the proposed development in relation to design, as is the and National Design Guide.

Demolition of the existing school including sporting facilities, swimming pool and pre-school building, has been dealt with under prior notification application ref: 2024/91314, approved 31/07/2024.

The new school building is to be located centrally within the site, with the building designed around an internal courtyard area. The new school building would be located in a similar position to the existing structure, albeit with a noticeably smaller footprint. Large expanses of hardstanding surround the central building, with outdoor space and pockets of planting provided throughout. Car parking is located to the north of the site, with MUGA's retained to the south. The footprint of the new building has been kept a reasonable distance from the site's boundary, with the principal elevation of the new school designed to face towards the new parking area and existing access into the site, to the north. For these reasons, the layout of the development is considered to be acceptable.

The school is to consist of a mix of two-storey and single-storey flat roof structures. Two-storey buildings are typical in the area and, given the previous school comprised a range of single, two and three storey units, with some four storey components, with both flat and hipped roof elements, the massing and scale of the proposed building in this instance is considered acceptable.

The roof of the new school comprises a plant equipment area, which is to be enclosed, and several solar panels spread throughout the remaining roof space. Whilst views could be gained further afield of the solar panels, this is not considered detrimental to visual amenity as solar panels are modern features which are typical of contemporary developments and are welcomed for the wider benefits.

In terms of the architectural features and materials to be used within the building, these are considered to be acceptable and suitable. The school has been designed with a simple and contemporary vernacular, which is not considered to appear overly dominant or visually imposing in this location. The design of the previous school included a central spine with several wings exuding out of it, leading to a more disjointed and encompassing structure. The new scheme is therefore considered to be neater and more concise.

Externally, materials include multi-red colour brickwork in a stretcher bond pattern, with the internal courtyard comprising of multi-buff colour brickwork in a stretcher bond pattern. White/grey and green colour faced brickwork is also utilised throughout. Some elements of render are also to be included on the

elevations adjacent to windows and doors to create features. Due to a mix of materials within the area, and within the existing school building, the use of such materials is deemed to be suitable in principle subject to a condition requiring samples of the materials to be submitted prior to their use, this is to ensure a suitable quality end product.

The teaching cabin proposed to be erected to the west of the main school building, is to be finished in cladding, which is to be made from timber weatherboard. As above, to ensure a suitable end product, samples of these materials shall be conditioned to be submitted for approval prior to their use.

Finally, limited details have been provided in respect of the materials/colour of windows to be installed within both the new school building and teaching cabin. To ensure that the windows are suitable and sympathetic in appearance to these new buildings, and the surrounding area, window details are to be secured via condition.

Overall, Officers consider the new school building to be of a suitable layout, well designed, being an attractive building which would harmonise well with the character of the built environment. The proposed scale and massing are also deemed to be sympathetic to the context of the wider area.

Landscaping and other external works

Existing ground levels are to be modified within the site in order to facilitate the development. The Levels Strategy within the Landscaping Statement demonstrates that banking will need to be regraded to the east of the school site, the proposed banking will not extend further than the existing slope and banking will provide an opportunity for spectators to sit and watch games played on the sports pitches and will also create an attractive landscaped setting for the development. Thus, the changes in levels would be well contained within the site and would cause no undue impact on the wider landscape. No new retaining walls are proposed.

Comprehensive landscape information has been submitted throughout the course of this application. The design seeks to complement the function and character of the proposed building, creating a holistic site that supports the overarching education and pastoral needs of pupils. A significant number of new trees would be planted within the site to which is greatly welcomed. KC Landscape consider the landscape proposals to be acceptable, including the planting plans. However, a condition requiring a landscape maintenance plan is required and would be attached to the decision notice. The landscape maintenance plan shall also include proof of permanent agreed access for the chosen landscape contractor, given that the buffer planting identified as 'G' on the 'Wider Landscape Illustrative Masterplan drawing no. 22315-ALA-00-XX-DR-L-0013 Rev P10' is located to the outside of the eastern school fence line.

In terms of fencing/walling, existing weldmesh fencing around the MUGAs is to be retained, together with the existing palisade fencing which bounds the site to the north-west and west. New weldmesh fencing is proposed along the

eastern and northern boundary, as well as to the west where the ball strike netting is to be located, measuring 2.4m in height. Weldmesh fencing measuring 1.2m in height is to be placed to the western and southern elevations of the building and to the south of the staff & visitor car parking area. Around the forest school down to the MUGAs, and to separate car parking areas to the north 1.8m high weldmesh security fencing is to be installed. Ball stop fencing has been discussed in more detail within the residential amenity section of this report. Whilst officers acknowledge that the above comprises of a significant amount of fencing throughout the school grounds, given the nature of the school and its specialist requirements, such fencing, and its height is considered to be reasonable on this occasion to ensure the safety of the children. Furthermore, this type of fencing is typical of modern schools and around sports facilities and thus raises no significant concerns.

Policy LP33 of the Kirklees Local Plan states that *“the Council would not grant planning permission for developments which directly or indirectly threaten trees or woodlands of significant amenity...Proposals should normally retain any valuable or important trees where they make a contribution to public amenity, the distinctiveness of a specific location or contribute to the environment”*.

Trees within the site are neither within a Conservation Area, nor benefit from a Tree Preservation Order. Nonetheless, LP33 establishes the principle to retain trees where feasible, and, if removal is necessary, seek mitigatory replanting.

As there are no protected trees on site and the trees that are to be removed are of either low value or necessary, the Council's Trees Officer raises no objections. Furthermore, the proposed planting and management schemes are deemed to be extensive and well planned out, with the number of trees to be planted massively outweighing the trees lost, which will have a positive impact on the area.

To conclude, the proposed development is considered to promote good design which would respect and enhance the character of the townscape. It is therefore considered to comply with LP24 of the Kirklees Local Plan and guidance contained within Chapter 12 of the NPPF.

Residential Amenity

Local Plan policy LP24 requires developments to provide a high standard of amenity for future and neighbouring occupiers, including by maintaining appropriate distances between buildings.

Further to this, paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future occupiers.

Residential properties are located surrounding the site in each direction.

The closest residential properties to the new school building would be those located on Fernside Avenue (to the north), circa 45 metres away from the proposed school block, and 24+ metres away from the forest school teaching cabin. Dwellings located to the east, south and west would be 100+ metres away.

When compared to the existing school buildings, the new school would result in a reduction in the overall built footprint by around 4,279sqm and predominantly bring the built structure away from neighbouring properties. Therefore, it would significantly reduce the overall scale and massing of development at the site. Furthermore, the design of the new school block is one that allows the building to be located and contained more centrally within the site, resulting in the parameters of the school building being pulled further away from residential properties, specifically to the north, west and south. The location of the existing MUGA's to the south are also to remain.

It is therefore considered that the proposed school block would not result in any additional overshadowing, overbearing or overlooking impacts, when compared to the existing school buildings, and may actually result in an improved relationship between adjacent residential properties.

Due regard must also be given to sources of environmental pollution, including noise, odour and light.

A school would be considered a potential noise pollutant, attributed to children at play. However, the benefits of good outdoor facilities to children are important and, as per the NPPF, great weight should be given to supporting education facilities. In this instance it must be acknowledged that the site has previously operated as a school and therefore, for parts of the site at least, there would be no material change in circumstances or a reduction in noise.

A Noise Impact Assessment by Apex Acoustics has been submitted and this document principally covers the use of the Multi Use Games Areas (MUGAs), located to the south of the site. It is important to note that the MUGAs do currently exist, and their location is not to be amended. However, 1 of the MUGAs to the east is to be replaced with play equipment. Nevertheless, the resultant figures of the Noise Impact Assessment meet with the Desirable daytime criteria of $\leq 50\text{dB LAeq,1hr}$ which is accepted.

As the MUGAs are to be made available for use during evenings and weekends by the local community, KC ENVH recommend a condition to control the hours of use in the interests of residential amenity of adjacent neighbouring properties. In addition to this, a condition requiring the submission of a Noise Management Plan to include all of the measures the applicant will take in the interests of protecting amenity through the use of the MUGAs outside school hours, is deemed to be reasonable.

In addition to the above, KC Environmental Health also request a condition to ensure that the external plant does not exceed the specified background levels, in order to protect nearby noise sensitive properties.

The proposal also includes the erection of a 7m high weldmesh ball-stop fencing to the western boundary of the site, adjacent to Almondbury Cricket Club. This would consist of 2.4m high weldmesh fencing, with 4.6m retractable ball stop netting atop. This is in line with the recommendations outlined within the submitted Cricket Ball Strike Assessment authored by Labosport. KC Environmental Health recommend a condition to ensure that this is installed in accordance with the Design Guidance Note from Sport England – Artificial Grass Pitch (AGP) Acoustics – Planning Implications document. This is to ensure ball strike does not cause loud vibrating noise. Sport England have also requested the submission of the final design of the ball strike fencing, alongside details of its ongoing maintenance and repair contract for the fencing. Officers deem this to be reasonable, and this will be secured via condition.

In terms of external artificial lighting, an External Lighting Assessment has been submitted however, this assessment makes no specific reference to lighting of the MUGAs. As this would have the potential to impact upon the amenity of neighbouring properties, a further/addendum lighting scheme should be submitted to address these concerns. A condition to restrict the hours of use for the lighting is also deemed to be acceptable.

A condition requiring the submission and approval of a Construction (Environmental) Management Plan (C(E)MP) is recommended. The necessary discharge of conditions submission would need to sufficiently address the potential amenity impacts of construction work at this site, including cumulative amenity impacts should other nearby sites be developed at the same time. Details of dust suppression measures would need to be included in the C(E)MP. An informative regarding hours of noisy construction work is recommended.

In conclusion, subject to the proposed conditions, it is considered that the proposals would not result in significant and detrimental impacts on the privacy and amenity of any neighbouring occupants, complying with Policies LP24 and LP52 of the Kirklees Local Plan and guidance contained within Chapters 12 and 15 of the National Planning Policy Framework.

Highway Safety/Access

Local Plan policy LP21 requires development proposals to demonstrate that they can accommodate sustainable modes of transport and can be accessed effectively and safely by all users. The policy also states that new development would normally be permitted where safe and suitable access to the site can be achieved for all people, and where the residual cumulative impacts of development are not severe.

The NPPF states that, in assessing applications for development, it should be ensured that appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, that safe and suitable access to the site can be achieved for all users, and that any significant impacts from the development on the transport network (in terms of capacity and congestion), or highway safety, can be cost-effectively mitigated to an acceptable degree. The NPPF continues that that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highways safety, or if the residual cumulative impacts on the road network would be severe.

Consideration is first given to traffic generation. The site has previously operated as an education facility, for a higher number of students and staff than is now proposed. It is expected that trip rates to the new school would be lower than with the previous school use at this site, due to the nature of the new school which will operate on different arrival times. Furthermore, the proposed SEND school currently exists at a location just 1.5km to the west of the application site; therefore, many of the trips will already be taking place on the wider local highway network. Accordingly, officers are satisfied that the proposal would not materially increase traffic movements within the local area.

Vehicular access to the site is to remain via the current point onto Fernside Avenue. However, the current access is to be improved, widening the access to create a two-way access of approximately 6m in width. This is an improvement of around 1.4m in width. Visibility splays of 2.4m x 43m can also be achieved from the proposed new access, which is deemed to be acceptable.

Regarding parking, the proposal would provide 111 staff car parking spaces, 24 visitor spaces, 6 accessible spaces, 9 EV spaces, 6 taxi spaces and 25 minibus spaces. The Council do not hold parking standards for schools, requiring a case-by-case assessment. Officers and KC Highways are of the view that based on 166 staff members and 180 students, with most students arriving by mini-bus, the number of parking spaces is acceptable based on previous staff surveys which indicated that approximately 12% of staff use sustainable and active travel modes, and due to the close locations of two SEND school sites, this is not expected to change. The proposed parking spaces are of a suitable size with a 6m headway to allow easy and safe manoeuvring in and out of the spaces. Whilst the submitted plans indicate that cycle parking is to be provided for 10 bicycles, no details have been provided of the cycle storage, this will therefore be secured via condition. Officers have queried with KC Highways whether 10 no. cycle spaces would be sufficient given the number of staff proposed at the school, and they reconfirmed that they consider that 10 spaces would be adequate for the proposals as the cycle parking would only be used by staff and not by students. A staff travel survey was undertaken at the existing site and the number of cycle users was quite low and they do not expect this to change. The information provided by the applicant indicates that almost all of the pupils will arrive by minibus, and if in the event that an increased demand for staff cycle parking arises in the future, the site appears sufficiently large enough to add more safe and secure

cycle parking in the staff car park area. Officers consider this to be acceptable.

Drop off areas are also provided to the east of the school building; this is welcomed and should help to relieve any congestion on the public highway at school drop off/pick up times. The drop off area provides an informal loop for 20 no. minibuses and 12 no. cars, designed to be utilised as soft and hard external play when not in use as a drop-off space. This area is to be secured via a fence and gates from the staff car park and it will give direct access into the internal courtyard area.

The only concerns raised by KC Highways relate to the location of the adjacent primary school and possible pedestrian routes to the primary school crossing the access to the proposal site. To address this, a construction access management plan is proposed to be secured via condition, for the construction phase of the development, in the interests of highway safety.

With regard to waste collection, KC Waste Strategy have been consulted as part of the application process. In this case, the location of the bin stores is deemed to be acceptable and the swept path analysis submitted shows that access to the site for a waste collection vehicle can safely be made. Officers therefore consider the scheme to be acceptable as it would accord with Policy LP43 of the Kirklees Local Plan.

In summary, subject to the recommended conditions, Officers are satisfied that the development would not cause harm to the safe and efficient operation of the highway, in accordance with Policies LP21 and LP22 of the Kirklees Local Plan and Chapter 9 of the NPPF.

Other Matters

Contaminated Land

Due to the scale of the development and sensitive end users, due regard must be given to ground contamination. Local Plan Policy LP53 of the Kirklees Local Plan which seeks to ensure land quality is maintained as part of new development is therefore relevant.

The applicant has submitted a Phase I, Phase II and a Remediation Strategy Report. These have been reviewed by KC Environmental Health. The Ground Investigation report authored by LK Consult (dated 31st March 2023, ref: LKC 22 1679-B1-GI) clearly recommends further work post-demolition and pre-construction.

Given the sensitivity of the site the additional post demolition and pre-construction investigation works are required alongside an updated conceptual site model. Therefore, land contamination conditions are required to ensure that the proposal complies with the aims and objectives of LP53.

Air Quality

An Air Quality Assessment by BWB Consulting (ref: 22315-BWB-XX-ZZ-LA-RP-002_AQA) (dated: July 2024) Rev 2.0, has been submitted in support of the application. It details the impact the development will have on air quality during the construction and operational phases, using national and local guidance.

Construction Phase

For the construction phase a qualitative assessment of fugitive dust emissions was undertaken in accordance with the Institute of Air Quality Management (IAQM) Guidance. This involved a risk assessment to identify all potential sources of dust during the construction phase. The report concludes that the Site is classified as “medium risk” in relation to dust and can be controlled by the implementation of good practice dust control mitigation. These are outlined in Tables 4.5 & 4.6 of the report titled Table 4.5: Mitigation Measures for a Medium Risk Site.

Operational Phase

A screening assessment was undertaken using the criteria contained within the IAQM 'Land- Use Planning & Development Control: Planning for Air Quality' 10 guidance to determine the potential for trips generated by the development to affect local air quality.

Impact screening assessment: The trip generation for the proposed development was screened using IAQM and EPUK Stage 1 and Stage 2 criteria.

The predicted trip generation (data supplied by BWB Consulting, the Transport Consultants for the project), for the proposed development is 406 two-way LDVs, of which 92 are educational minibus movements. Additionally, no HDVs are predicted as a result of the proposed development. The predicted trip generation is below the IAQM and EPUK guidance 17 screening criteria of 500 LDVs and 100 HDVs for developments outside of an AQMA, as a 24-hour AADT flow. Therefore, the impact on local air quality from additional trips associated with the proposed development is predicted to be not significant in accordance with IAQM and EPUK guidance¹⁷ and no detailed assessment is required.

A qualitative assessment was undertaken to consider the potential exposure of the future users of the proposed development to elevated air pollutant concentrations. Kirklees data from Annual Screening Report (ASR), has been presented using year 2022 at the closest monitoring point (K52 Penistone Road), as representative. This monitoring location is considered a worst-case scenario as the DEFRA road figures at this point (Penistone Road), are considered significantly higher than the site of the development. The report concludes that pollutant concentrations because of the development are not predicted to exceed the national air quality objectives. The assessment

demonstrates that concentrations on site will be below the current annual mean objective.

In line with the West Yorkshire Low Emissions (WYLES) -Technical Planning Guidance the report concludes the proposal was classified as medium. The report goes on to recommend mitigation measures to assist in reducing any potential impacts in relation to air quality, these include 10% of parking spaces are to be Electric Vehicle (EV) charging spaces which may be phased with 5% initial provision and the remainder at an agreed trigger level. EV parking will be included in the proposed development and meets the initial 5% provision required.

The Council's Environmental Health Officers agree with the overall methodology and approach of the AQA and concur with the conclusions of the report. They do however recommend a condition to control dust emissions during the construction phase. This is considered reasonable.

In addition to the above, the Council's ENVH Officers note that in an application of this nature, it is expected that facilities for charging electric vehicles and other ultra-low emission vehicles are provided in accordance with the National Planning Policy Framework and *Air Quality & Emissions Technical Planning Guidance* from the West Yorkshire Low Emissions Strategy Group. A condition is therefore recommended to secure EVCP's. Again, this is considered to be reasonable.

Ecology

Chapter 15 of the NPPF relates to conserving and enhancing the Natural Environment. Paragraph 192 of the NPPF outlines that decisions should promote the protection and recovery of priority species and identify and pursue opportunities for securing net gains for biodiversity. Paragraph 186 goes on to note that if significant harm to biodiversity resulting from development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. This is echoed in Policy LP30 of the Kirklees Local Plan.

Furthermore, Policy LP30 of the KLP outlines that development proposals should minimise impact on biodiversity and provide net biodiversity gains through good design by incorporating biodiversity enhancements and habitat creation where opportunities exist

The Ecological Impact Assessment (EcIA) provides a comprehensive assessment of the site, laying out the potential impacts on the habitats and species at the site, brought about by the proposed development. The EcIA determines that the habitats present on site are widespread and that those that are of greatest ecological value (i.e. the mature trees) are to be mostly retained within the development, and whilst there is anticipated that there will be a temporal delay in achieving the biodiversity objectives for the site whilst the new habitats become established, it is anticipated that that in the long term there would be no residual effects on habitats or protected species

resulting from the development of the site. In addition, it is noted that the loss of the bat roost within B1 is to be mitigated for during the demolition works which have been approved under a separate prior notification application.

KC Ecology note that mitigation recommended within the EcIA for habitats, bats, birds, badgers, hedgehogs and invasive species can be covered within a CEMP: Biodiversity, and that a European Protected License will be required, alongside an Invasive Species Removal Plan, all of which are to be secured via a condition.

Officer note: Whilst the above recommendation in respect of a European Protected License is noted, as this would be covered by separate legislation it is not deemed reasonable or necessary to condition this on this occasion.

A Biodiversity Net Gain calculation has been undertaken using the DEFRA Metric. This sets out that the development would result in an overall gain of 2.17 Habitat Units and a net gain of 0.35 Hedgerow Units, equivalent to an overall increase of 22.56%. Therefore, the trading rules are satisfied, and the proposals would result in significant onsite gain. KC Ecology wish for this to be secured for 30 years.

In order to ensure that the above net gains are achieved, post development, a habitat management and monitoring plan (HMMP) is required. This would be secured via condition.

Drainage/Flooding

Policy LP28 of the Kirklees Local Plan & Section 14 ('Meeting the challenge of climate change, flooding and coastal change') of the National Planning Policy Framework and the National Planning Policy Framework technical guidance document are considered to be relevant in terms of foul / surface water drainage.

Policy LP27 of the Kirklees Local Plan relates to flood risk and sets out, amongst other things, a site-specific flood risk assessment and inclusion of flood mitigation measures be undertaken for developments.

The site is within Flood Zone 1 and therefore is at the lowest risk of flooding. Due regard has been given to whether other potential sources of flooding existing; these have been discounted. Appropriate regard has also been given to surface water flood routing (exceedance event) throughout the site.

The application is supported by a comprehensive Flood Risk Assessment and Drainage Strategy which has been reviewed by the Lead Local Flood Authority (LLFA).

KC LLFA have reviewed the application and have noted that the development proposes to store surface water run off in a Tubosider type storage tank, which shall then discharge into the Yorkshire Water sewer in Eastlands as indicated on the submitted Proposed Drainage Layout drawing no. 22315-

BWB-XX-XX-D-C-0500 Rev P03, this has been considered acceptable as infiltration into the ground is not feasible, and there is no suitable watercourse nearby.

KC LLFA do request that full hydraulic calculations be submitted to consider that the proposed attenuation storage is sufficient to prevent flooding to new or existing buildings, and that there is no flooding off-site for the critical 1 in 100-year rainfall event (plus climate change). In respect of temporary surface water drainage during the construction phase of the development, has also been requested. These details are to be secured via a pre-commencement condition, and this is considered to be reasonable.

The proposals include kitchen facilities. KC Environmental Health have therefore requested that a condition be imposed requiring the submission of a scheme to prevent fats, oils and grease entering the drainage network serving commercial food preparation and dish-washing areas, which officers support as a recommendation.

The proposals are, subject to drainage conditions, considered to accord with LP27 and LP28 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

Crime Prevention

The West Yorkshire Police Liaison Officer has made several comments and recommendations, particularly with regards to site security, boundary treatments and doors and windows. All of the comments are advisory and have been referred to the applicant.

It is therefore considered that the site can be satisfactorily developed whilst minimising the risk of crime through enhanced security and well-designed security features in accordance with Local Plan Policy LP24(e).

Conclusion

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.

The site is located within Urban Green Space and therefore the proposal represents a departure from the Local Plan. Planning permission decisions must be taken in accordance with the development plan, unless there are material considerations that indicate otherwise. In this case the harm of this loss is minimal and the public benefits of this proposal, to local education are considered to clearly outweigh the harm caused. Therefore, the principal of development is deemed to be acceptable.

Subject to the conditions referenced throughout the report and listed below, the proposed development is not deemed harmful to the amenity of residents, nor would it harm the safe and effective operation of the highway. Other

material considerations have been assessed including drainage and ecology and likewise have been demonstrated to have acceptable impacts.

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

Recommendation: Approve.

Decision Authorisation: Delegated Powers

Application Number: 2024/91998

Officer Recommendation: Approve.

Conditions and Reasons:

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP3, LP7, LP20, LP21, LP22, LP24, LP26, LP27, LP28, LP30, LP32, LP33, LP47, LP49, LP50, LP51, LP52, LP53 and LP61 of the Kirklees Local Plan and Chapters 2, 4, 8, 9, 11, 12, 14, and 15 of the National Planning Policy Framework.

3. No works shall take place until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:

- a) Summary of potentially damaging activities
- a) Identification of “biodiversity protection zones”
- b) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (these may be provided as a set of method statements)
- c) The location and timing of sensitive works to avoid harm to biodiversity features
- d) The times during construction when specialist ecologists need to be present on site to oversee works
- e) Responsible persons and lines of communication

- f) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person
- g) Use of protective fences, exclusion barriers and warning signs

The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: This pre-commencement condition is required to ensure that the interests of protecting biodiversity at the site is agreed and taken into consideration prior to works commencing on site, in accordance with LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

4. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP) has been submitted and approved in writing by the Local Planning Authority. The HMMP shall be prepared in accordance with the approved Biodiversity Gain Plan and include:

- a) A non-technical summary;
- a) The roles and responsibilities of the people or organisation(s) delivering the HMMP;
- b) The planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- c) The management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- d) The monitoring methodology and frequency in respect of the created or enhanced habitat is to be submitted to and approved in writing by the Local Planning Authority.

Notice in writing shall be given to the Council when the:

- a) HMMP has been implemented; and
- a) Habitat creation and enhancement works as set out in the HMMP have been completed.

Within 12 months of the development being in use:

- a) The habitat creation and enhancement works set out in the approved HMMP have been completed; and
- a) A completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.
- b) The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Monitoring reports shall be submitted to the Local Planning Authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: This pre-commencement condition is required to ensure the development delivers a biodiversity net gain on site at an appropriate stage in the development process, in accordance with Schedule 7A of the Town and Country Planning Act 1990, Chapter 15 of the National Planning Policy Framework and Policy LP30 of the Kirklees Local Plan.

5. Development shall not commence until a scheme to prevent fats, oils, and grease entering the drainage network serving commercial food preparation and dish-washing areas has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to first operation of the development and shall be retained throughout the lifetime of the development.

Reason: This pre-commencement condition is required to ensure that the provision of adequate and sustainable systems of drainage is agreed at an appropriate stage of the development process and are employed prior to the use of the kitchen facilities within the development, in the interests of amenity, and environmental well-being and to comply with LP34 of the Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

6. Following demolition, groundworks (other than those required for a site investigation report) shall not commence until a supplementary Phase II Intrusive Site Investigation Report by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.

Reason: This pre-commencement condition is required to ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 196 and 197 of the National Planning Policy Framework.

7. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 6 further groundworks shall not commence until a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 196 and 197 of the National Planning Policy Framework.

8. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 7. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation

Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 196 and 197 of the National Planning Policy Framework.

9. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Verification Report by a suitably competent person shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for (that part of) the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures has been approved in writing by the Local Planning Authority. Where verification has been submitted and approved in stages for different areas of the whole site, a Final Verification Summary Report shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 196 and 197 of the National Planning Policy Framework.

10. Before development commences, details of suitable cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.

Reason: This pre-commencement condition is required to ensure that the Council's sustainability objectives are agreed and met at an appropriate stage in the development process, to meet the requirements set out in Local Plan Policy LP22 part g and Chapter 9 of the National Planning Policy Framework.

11. No development shall take place, until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The Construction Management Plan shall provide:

- A timetable of all works;
- Details of vehicle sizes and routes, times of vehicle movements, identify the location of any HGV waiting areas and include details of the management of said areas;
- Details of the parking of vehicles of site operatives and visitors;
- Details and location of signage;
- Details of loading and unloading of plant and materials;
- Details of storage of plant and materials used in constructing the development;
- Measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site, including the provision of adequate wheel washing facilities within the site;

- Measures to control and monitor the emission of dust and dirt during construction;
- A Site Waste Management Plan, detailing recycling/disposing of waste resulting from demolition and construction works;
- Details of mitigation of noise and vibration arising from all construction related activities to (these details should also include suitable restrictions on the hours of working on the site including times of deliveries);
- Details of artificial lighting used in connection with all construction related activities and security of the construction site;
- Site manager and resident liaison officer contact details (including their remit and responsibilities);
- Details of the use of traffic management/banksmen for large deliveries;
- Point(s) of access for construction traffic and the routing of such traffic to and from the site; and
- Details of engagement with local residents and occupants or their representatives.

A communications plan detailing the responsible person, their contact details and how this will be communicated to residents and the Local Authority must be included. The agreed plan shall be adhered to throughout the construction of the development and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

Reason: This pre-commencement condition is required to ensure that a suitable access is agreed for construction traffic and that plans have been agreed on how to safeguard the amenities of the occupiers of nearby properties, at an appropriate stage in the development process, to accord with Chapters 9, 12 and 15 of the National Planning Policy Framework and Policies LP21, LP24 and LP52 of the Kirklees Local Plan.

12. Development above slab/foundation level shall not commence until full details of the design, location and specification of ball stop mitigation, including details of the management and maintenance responsibilities, as set out in the document titled Ball Strike Assessment – Woody School and College – Almondbury CC Cricket Pitch, Report Number LSUK.24-0605_CBA, Version 3.0 and the document titled 'Ball Stop Netting Layout', report Number 22315-ALA-00-XX-DR-L-0049 Rev P02, have been submitted to and approved in writing by the Local Planning Authority. The approved ball stop mitigation shall be installed in full before the development annotated as GG, T, H, P and N on the Landscape Illustrative Masterplan is first commenced, and the ball stop mitigation will be managed and maintained in accordance with the approved details thereafter.

Reason: To provide protection for the users of the development proposed next to the cricket ground from potential ball strike from the adjacent playing field and to accord with Policy LP50 of the Kirklees Local Plan and Chapter 8 of the National Planning Policy Framework.

13. Prior to their use, notwithstanding the submitted plans, details of all external facing materials for both the school building and outdoor forest cabin, shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be completed using the approved materials, prior to the hereby approved building being brought into use.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

14. Prior to the development being brought into use, a Community Use Scheme for the MUGAs and School Hall, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Policy LP50 of the Kirklees Local Plan and Chapter 8 of the National Planning Policy Framework.

15. The four MUGAs to the south of the hereby approved school building, shown on approved plan “WSC-FSA-XX-XX-DR-A-0001 Rev P04” shall not be used outside the hours of:

- 08:00hrs to 20:00hrs Monday to Friday
- 08:00hrs to 18:00hrs Saturdays
- 10:00hrs to 16:00hrs Sundays or Bank Holidays

Reason: To ensure that the proposed use(s) does not give rise to the loss of amenity to nearby residential properties, by reason of noise or disturbance at unsociable hours, to accord with the aims of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

16. Before the use of the four MUGAs to the south of the hereby approved school building, shown on approved plan “WSC-FSA-XX-XX-DR-A-0001 Rev P04”, a Noise Management Plan specific to the hereby approved MUGAs shall be submitted to and approved in writing by the Local Planning Authority, the plan shall include:

- A method of informing users that swearing and anti-social behaviour is unacceptable, and that the operator of the site reserves the right to dismiss users from the pitch and ban their future use.
- A facility for neighbours to report excessive noise or anti-social behaviour directly to the operator of the site and that all such complaints be logged and investigated upon receipt, and appropriate action taken promptly, and the complainant kept informed of progress.

- A system for training all staff to follow an action plan for dealing with complaints. This would include the ability to warn or ban user groups from the pitches.
- A log of complaints which should be retained for at least a period of two years.

The approved Noise Management Plan shall be fully implemented before the use of the MUGAs commences and shall be operated in accordance with the Noise Management Plan thereafter.

Reason: To ensure the proposed development does not cause harmful noise pollution within neighbouring noise sensitive locations, in the interest of amenity, to comply with the aims and objectives of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

17. Prior to their use, the fencing around the four MUGAs to the south of the site shall be installed to minimise the noise from the impact of balls and shall be carried out in accordance with the Design Guidance Note from Sport England - Artificial Grass Pitch (AGP) Acoustics - Planning Implications.

Reason: To ensure the proposed development does not cause harmful noise pollution within neighbouring noise sensitive locations, in the interest of amenity, to comply with the aims and objectives of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

18. The combined noise from any fixed mechanical services and external plant and equipment shall be effectively controlled so that the combined rating level of noise from all such equipment does not exceed the background sound level at any time. "Rating level" and "background sound level" are as defined in BS 4142:2014+A1:2019.

Reason: To ensure the proposed development does not cause harmful noise pollution within neighbouring noise sensitive locations, in the interest of amenity, to comply with the aims and objectives of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

19. Before the installation of external artificial lighting for the MUGAs commences, a lighting scheme for the MUGAs shall be submitted to and approved in writing by the Local Planning Authority. The scheme should include the following information:

- a) The location of all the luminaires
- b) The proposed design level of maintained average horizontal illuminance for the areas that needs to be illuminated.
- c) The measures that will be taken to minimise or eliminate glare and stray light arising from the use of the lighting that is caused beyond the boundary of the site
- d) 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.

No external artificial lighting for the MUGAs shall be used unless the lighting has been installed and operated in accordance with the approved scheme. The external artificial lighting for the MUGAs shall also accord with the operational hours detailed within Condition 20.

Reason: To safeguard the amenities of the occupiers of nearby properties and promote sustainable development in accordance with Chapters 2 and 15 of the NPPF and LP52 of the Local Plan.

20. The external artificial lighting for the play area shown on hereby approved drawing no. 22315-AGL-24-XX-D-E-0001 'External Lighting', and any external lighting erected for the MUGAs, shall only be operated between -

- 07:45hrs to 20:15hrs Monday to Friday
- 07:45hrs to 18:15hrs Saturdays
- 10:15hrs to 16:15hrs Sundays or Bank Holidays

Reason: To safeguard the amenities of the occupiers of nearby properties and promote sustainable development in accordance with Chapters 2 and 15 of the NPPF and LP52 of the Local Plan.

21. Before the development is brought into use, the dedicated facilities that will be provided for charging electric vehicles shall be installed and made operational in accordance with those detailed in the submitted EVCP Provision Plan by ares Landscape architect Ref. 22315-ALA-00-XX-DR-L-0033 Rev P06. Once installed the charging points shall be retained for use thereafter.

Reason: In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, to comply with the aims and objectives of Policies LP20, LP24 and LP47 of the Kirklees Local Plan and Chapters 2, 9 and 15 of the National Planning Policy Framework.

22. The development shall be carried out in accordance with the details shown on the submitted plan, "'Sustainable Drainage Statement' 22315-BWB-ZZ-XX-RP-C-0001_SDS (rev P05) prepared by BWB, dated 15/07/2024", unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of satisfactory and sustainable drainage and to accord with Chapter 14 of the National Planning Policy Framework and Policy LP28 of the Kirklees Local Plan.

23. Prior to their installation, details of the frame colour of all windows to be installed within the school building, hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details and shall be retained thereafter for the lifetime of the development.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

24. Prior to their installation, details of the window configuration within the hereby approved teaching cabin, shall be submitted to and approved in writing

by the Local Planning Authority. The submitted information shall also include details of the frame colour of all windows to be installed. The development shall be completed in accordance with the approved details and shall be retained thereafter for the lifetime of the development.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

25. Prior to the development being brought into use a comprehensive landscape maintenance and management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include, but not be limited to, the maintenance of the buffer planting to the outside of the eastern school fence line. Proof of permanent agreed access to maintain the buffer planting required shall be submitted alongside the submission of the Landscape Maintenance plan. The works shall thereafter be carried out in accordance with the management and maintenance plan and retained for the lifetime of the development

Reason: To ensure that suitable management and maintenance of landscaped areas is agreed to accord with LP24 of the Kirklees Local Plan and guidance contained within Chapter 12 of the National Planning Policy Framework.

26. Prior to development commencing above foundation level, pursuant to the information contained within the submitted Climate Change Statement, details of the proposed building fabric (construction elements) measures, on-site micro-generation, and other measures to be incorporated into the development to combat climate change shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be incorporated into the development during construction and shall thereafter be retained in accordance with the approved details.

Reason: To ensure that the proposed development contributes to the council's target of achieving 'net zero' carbon emissions by 2038 and thereby reducing the causes of climate change, and to accord with the aims of Policy LP24(d) of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

NOTE: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) development may not be begun unless:

- a) a biodiversity gain plan has been submitted to the planning authority; and
- b) The planning authority has approved the plan.

The biodiversity gain plan must include:

- a) Information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- b) The pre-development biodiversity value of the onsite habitat;

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| <ul style="list-style-type: none">c) The post-development biodiversity value of the onsite habitat;d) Any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;e) Any biodiversity credits purchased for the development; andf) any such matters as the Secretary of State may by regulations specify. |
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NOTE: The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Local Highway Authority is required.

You are required to consult the Local Highway Authority Design Engineer (Kirklees Street Scene: 01484 221000) at the earliest opportunity in the development process to obtain approval of the design details, agree the mechanism for delivery, and obtain the necessary permissions / permits to enable the delivery of the works.

This process will involve entering into a Section 278 agreement of the Highways Act 1980 or other appropriate agreement to enable delivery of the works. The applicant is advised to make early contact with the Local Highway Authority Design Engineer, to ensure that the delivery of the works does not delay occupation of the development.

Interference with the highway without such permission is an offence which could lead to prosecution.

NOTE: A Standard Electric Vehicle Charging Point is one which is capable of providing a continuous supply of at least 16A (3.5kW) and up to 32A (7kW). The higher output is more likely to be futureproof.

At non-residential developments, the requirement for one standard electric vehicle charging point for at least 10% of parking spaces may initially be reduced to one charging point for at least 5% of parking spaces with the remainder provided at an agreed trigger point.

The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity. The installation must comply with all applicable electrical requirements in force at the time of installation.

NOTE: No construction related noise shall be audible beyond the site boundary outside the hours of:

- 07.30 to 18.30 hours Mondays to Fridays
- 08.00 to 13.00 hours Saturdays
- With no construction related noise audible beyond the site boundary on Sundays or Bank/Public Holidays.

For further information regarding dust control, guidance can be found in the Institute of Air Quality Management (IAQM) document “*Guidance on the assessment of dust from demolition and construction*” Version 2.2 2024. Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists or is likely to occur or recur. Failure to comply with a notice served using the above-mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.

NOTE: The proposed design levels of illuminance should be shown to be appropriate for the intended use by reference to appropriate guidance. Generally, to minimise problems of glare and stray light from external artificial lighting it should be installed and maintained in accordance with the “*Guidance Note 01/21 for the Reduction of Obtrusive Light*” by the Institution of Lighting Professionals: 2021 www.theilp.org.uk. The predicted levels of stray light must not exceed the recommended maximum levels given in Table 2 of this guidance for the corresponding Environmental Zone - E3.

NOTE: It is recommended that prior to development commencing the applicant should contact the Food Safety Team of Environmental Services to arrange an advice visit to discuss food safety and hygiene requirements including an appropriate layout. The Food Safety team can be contacted on 01484 22100 (ask for food safety) or by email at food.safety@kirklees.gov.uk

NOTE: All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework. Reports must be prepared in accordance with the following guidance:

- *Land Contamination Risk Management (LCRM)*
- BS 10175:2011+ A2:2017 *Investigation of Potentially Contaminated Sites. Code of Practice*
- *Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020* by the Yorkshire and Lincolnshire Pollution Advisory Group.

The conditions relate to Planning Control only. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information. Any other necessary consent must be obtained from the appropriate authority. If the applicant commences work without discharging conditions, they will be at risk of enforcement action and invalidating the permission if the planning condition is a pre commencement condition.

NOTE: Any works within the adopted highway fronting the property will need to be constructed under the correct legal agreement of the 1980 Highways

Act. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.

Plans and specifications schedule:

Plan Type	Reference	Version	Date Received
Landscape Illustrative Masterplan	22315-ALA-00-XX-DR-L-0001	P17	21/03/2025
Landscape General Arrangement	22315-ALA-00-XX-DR-L-0002	P11	21/03/2025
Fencing Arrangement & Secure Line	22315-ALA-00-XX-DR-L-0003	P09	21/03/2025
Detailed Landscape General Arrangement 1 of 6	22315-ALA-00-XX-DR-L-0004	P11	21/03/2025
Wider Landscape General Arrangement	22315-ALA-00-XX-DR-L-0005	P09	21/03/2025
Detailed Landscape General Arrangement 2 of 6	22315-ALA-00-XX-DR-L-0006	P10	21/03/2025
Detailed Landscape General Arrangement 3 of 6	22315-ALA-00-XX-DR-L-0007	P10	21/03/2025
Detailed Landscape General Arrangement 4 of 6	22315-ALA-00-XX-DR-L-0008	P10	21/03/2025
Detailed Landscape General Arrangement 5 of 6	22315-ALA-00-XX-DR-L-0009	P11	21/03/2025
Access and Circulation 1 of 3 – Service & Maintenance	22315-ALA-00-XX-DR-L-0010	P04	21/03/2025
Detailed Landscape General Arrangement 6 of 6	22315-ALA-00-XX-DR-L-0011	P09	21/03/2025
Access and Circulation of 2 of 3 – During the School Day	22315-ALA-00-XX-DR-L-0012	P04	21/03/2025
Wider Landscape Illustrative Masterplan	22315-ALA-00-XX-DR-L-0013	P10	21/03/2025
Site Location Plan	22315-ALA-00-XX-DR-L-0014	P03	16/07/2024

Tree Retention and Removal Plan	22315-ALA-00-XX-DR-L-0015	P04	21/03/2025
Site Section 1 of 4	22315-ALA-00-XX-DR-L-0020	P09	21/03/2025
Access and Circulation 3 of 3 Arrival and Departure Students	22315-ALA-00-XX-DR-L-0021	P05	21/03/2025
Site Section 2 of 4	22315-ALA-00-XX-DR-L-0022	P09	21/03/2025
Site Section 3 of 4	22315-ALA-00-XX-DR-L-0024	P08	21/03/2025
Planting Plan	22315-ALA-00-XX-DR-L-0030	P11	21/03/2025
Existing Site Plan	22315-ALA-00-XX-DR-L-0031	P01	16/07/2024
Planting Schedule	22315-ALA-00-XX-DR-L-0032	P07	21/03/2025
EVCP Provision Plan	22315-ALA-00-XX-DR-L-0033	P06	21/03/2025
Waste Management Plan	22315-ALA-00-XX-DR-L-0034	P06	21/03/2025
Urban Green Space	22315-ALA-00-XX-DR-L-0035	P03	21/03/2025
Site Section 4 of 4	22315-ALA-00-XX-DR-L-0037	P08	21/03/2025
Work Stage Site Boundaries	22315-ALA-00-XX-DR-L-0038	P01	16/07/2024
Ball Stop Netting Layout	22315-ALA-00-XX-DR-L-0049	P02	28/01/2025
Ball Stop Netting Detail	22315-ALA-ZZ-ZZ-D-L-1034	P03	21/03/2025
Site Plan	WSC-FSA-XX-XX-DR-A-0001	P04	21/03/2025
Plans/Elevs – Teaching Cabin Building Reference N	WSC-FSA-TC-XX-DR-A-1100	P04	16/07/2024
Plan-GF-Planning Ground Floor	WSC-FSA-XX-00-DR-A-1500	P06	16/07/2024
Plan-FF-Planning First Floor	WSC-FSA-XX-01-DR-A-1501	P06	16/07/2024
Plan-Roof-Planning	WSC-FSA-XX-RF-DR-A-1502	P05	16/07/2024
GA Elevations	WSC-FSA-XX-XX-DR-A-2010	P05	16/07/2024
GA Elevations -	WSC-FSA-XX-XX-DR-	P05	16/07/2024

Courtyard	A-2011		
3D Sequential Axonometric	WSC-FSA-XX-XX-DR-A-7010	P05	16/07/2024
Fernside Avenue Impact Views	WSC-FSA-XX-XX-DR-A-7020	-	16/07/2024
External Lighting	22315-AGL-24-XX-D-E-0001	P06	16/07/2024
Proposed Drainage Layout	22315-BWB-XX-XX-D-C-0500	P03	16/07/2024
Statement of Community Consultation – Supporting Information	-	-	16/07/2024
Tubosider Stormwater Tank Details Certificate – Supporting Information	WRc-Approved-PT-350-814-Tubosider	-	12/09/2024
Tubosider Stormwater Tank Details Maintenance – Supporting Information	Tubosider-stormwaterTanks-Maintenance	-	12/09/2024
Air Quality Assessment – Supporting Information	22315-BWB-XX-ZZ-LA-RP-002_AQA	2.0	16/07/2024
Design and Access Statement – Supporting Information	2315-FSA-XX-XX-RP-A-8700_P07	-	21/03/2025
Sustainable Drainage Statement – Supporting Information	22315-BWB-ZZ-XX-RP-C-0001_SDS	P05	16/07/2024
BWB Drainage Supporting Letter – Supporting Information	22315-BWB-ZZ-XX-RP-C-0002_Drainage Planning Letter_S2-P01	-	12/09/2024
Ecological Impact Assessment – Supporting Information	90653.563365	2	21/03/2025
Biodiversity Net Gain Assessment –	90653.625993	2	21/03/2025

Supporting Information			
The Statutory Biodiversity Metric Results – Supporting Information	-	-	16/07/2024
Transport Assessment – Supporting Information	22315-BWB-GEN-XX-RP-TR-002_Transport Assessment	P02	16/07/2024
Noise Impact Assessment – Supporting Information	11062.3	Revision D	16/07/2024
External Lighting Assessment – Supporting Information	22315-AGL-ZZ-XX-T-E-0004	P02	16/07/2024
Cricket Ball Strike Assessment – Supporting Information	LSUK.24-0605_CBA	3.0	28/01/2025
Playing Field Study – Supporting Information	22315	-	28/01/2025
Flood Risk Assessment & Outline Drainage Strategy – Supporting Information	FRA 22 1180 – R0	R0	16/07/2024
Arboricultural Method Statement (Construction Phase) – Supporting Information	11738AMS	A	21/03/2025
Phase 1: Preliminary Risk Assessment – Supporting Information	LKC 22 1679-A1-PRA	R0	16/07/2024
Phase 2 Geo-Environmental Exploratory Investigation, Risk Assessment and Remediation Strategy – Supporting	LKC 22 1679-B1-GI Almondbury SEND School	R0	16/07/2024

Information			
Almondbury – UXO Desk Study & Risk Assessment – Supporting Information	P12610-23-R1	A	16/07/2024
Ground Investigation Report – Supporting Information	22315-BWB-ZZ-XX-RP-G-0002_GIR	P3	16/07/2024
Remediation Strategy Report – Supporting Information	22315-BWB-EGT-XX-RP-LE-0003_RS	P3	16/07/2024
Planning Statement – Supporting Information	-	-	16/07/2024
Landscape Statement – Supporting Information	22315-ALA-ZZ-XX-RP-L-0004_P04	-	21/03/2025
Landscape Management and Maintenance Plan – Supporting Information	22315-ALA-ZZ-XX-RP-L-0001	P06	21/03/2025
Climate Change Statement – Supporting Information	22315-FSA-XX-XX-RP-A-8800	P01	16/07/2024

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a preapplication advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application. In this instance additional information has been sought as part of the application process.

Report Dated: 04/07/2025.