

Land at Former Springfield Brewery, Cambridge Street, Wolverhampton

Planning application for Extension to UTC

Planning and Heritage Statement

February 2021



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1. Introduction

- 1.1. This statement has been prepared on behalf of Morgan Sindall, the development partner appointed by the Department for Education, to deliver an extension to the Thomas Telford UTC at the former Springfield Brewery site Cambridge Street, Wolverhampton.
- 1.2. The application has been prepared following discussions with officers at Wolverhampton City Council and other relevant stakeholders.
- 1.3. The application is supported by a suite of information as follows:
 - Planning application form and certificates;
 - Drawing package prepared by Associated Architects and AJM;
 - Design and Access Statement prepared by Associated Architects;
 - Planning and Heritage Statement prepared by Delta Planning;
 - Transport Assessment and School Travel Plan prepared by PJA;
 - Drainage Strategy prepared by CWA;
 - Site Investigation Report and Outline Remediation Strategy prepared by Applied Geology;
 - Noise Impact Assessment prepared by BWB;
 - Construction Management Plan by Morgan Sindall; and
 - Sustainability Report prepared by Couch Perry Wilkes.
- 1.4. This statement describes the site and its surroundings (Section 2), relevant planning history (Section 3), the proposed development (Section 4) and the relevant planning policy context (Section 5). Section 6 then assesses the proposals in terms of the potential heritage impacts. Section 7 provides an assessment of the development proposals against other relevant policies and issues that will be material to the determination of the planning application. Finally, Section 8 provides a summary and conclusions.

2. Application Site and Surrounding Area

- 2.1. The application site extends to approximately 0.81ha and comprises land immediately to the north and west of the existing University Technical College (UTC) which opened in 2016.
- 2.2. The land forms part of the former Springfield Brewery complex, which has been successfully regenerated over recent years for educational facilities including the UTC, the Elite Centre for Manufacturing and Skills (ECMS) and the University of Wolverhampton's School of Architecture and Built Environment (SoABE). Plans for a National Brownfield Institute are currently being progressed and there are also longer-term plans to redevelop the remainder of the former brewery site.
- 2.3. The application site is bounded by Cambridge Street to the east, the existing UTC buildings to the south and the internal Springfield spine road to the west and north.
- 2.4. Part of the application site is currently used for sports facilities, social spaces and car parking for the existing UTC. The western part of the site currently comprises vacant land which has been prepared for redevelopment as part of the wider site preparation works of the former brewery complex.
- 2.5. Vehicular access is gained via the Springfield spine road from Cambridge Street to the east. The access is currently utilised for the existing UTC car park.
- 2.6. The site falls within the Springfield Brewery Conservation Area and is adjacent to its Grade II listed buildings and structures, which have now been largely redeveloped and incorporated as part of the adjoining education facilities. The eastern site boundary is formed by a wall which is part of the listed brewery complex.

3. Site Background and Planning History

- 3.1. The Springfield Brewery first opened in 1873 and operated on the site off Grimstone Street for more than 100 years until it finally ceased production in 1991. Following the closure of the brewery by Mitchells and Butlers, the site was used as a distribution depot and a small micro-brewery.
- 3.2. Two major fires occurred within the brewery complex in August 2004 and August 2005, which severely damaged the block of buildings around the Brewhouse, although buildings to the east were not affected.
- 3.3. The current application site formed part of proposals to redevelop the Springfield Brewery complex for a mixed-use scheme including residential, offices, restaurant and retail uses (Ref. 04/2018/OP/M and 07/0054/REM) which were halted in 2008 as following the economic downturn the developer of this scheme went into administration.
- 3.4. The site fell into serious decline and the future of the listed brewery complex became at significant risk. In 2014, the University of Wolverhampton acquired the site with a vision to create a new education hub within the City's canalside quarter and since then the site has seen a reversal of fortunes with a number of successful education developments being completed at the brewery complex.
- 3.5. The first project to get underway was the construction of the current UTC. In July 2015 planning permission was granted for the conversion of part of the Springfield Brewery (the former stable block on the east side of the site) and three storey extension to create the UTC with external hard surfaced sports, play and teaching spaces and parking (Ref. 15/00290/FUL).
- 3.6. The UTC opened its doors in 2016 with a capacity for 600 students (14 to 19-year olds) focusing on technical and vocational skills in the construction sector.
- 3.7. Other completed projects at the former brewery complex include the Elite Centre for Manufacturing and Skills (ECMS) opened in 2018 and the recently completed School of Architecture and the Built Environment (SOABE) of the University of Wolverhampton.

4. Development Proposals

Background and Rationale of the Development

- 4.1. The West Midlands Construction UTC was opened in 2016 with the aim of providing vocational learning paths in construction to pupils aged 14 to 19 years old. Unfortunately, the UTC has always operated below its capacity as it has struggled to attract pupils with the Year 10 (age 14) initial intake requirement considered to be one of the primary reasons for this.
- 4.2. There are a number of other UTCs across the country that have also attracted low pupil numbers and to address this the Department for Education (DfE) has instigated a small number of pilot schemes to support the expansion of these UTCs to accommodate Years 7, 8 and 9 (pupils aged 11 to 14).
- 4.3. The UTC became part of the Thomas Telford Multi Academy Trust in 2019 and plans have since been developed to extend the existing college to cater for pupils from Year 7 onwards.
- 4.4. The current UTC building has a capacity of 600 pupils and accommodating year groups 7-9 will result in an increase in pupil numbers by 450 to 1050 pupils overall, with a consequent increase in teaching and support staff.
- 4.5. The original UTC was built to support vocational learning for pupils aged 14 to 19 and it therefore did not include the range of spaces required to support the learning of younger age groups following the wider requirements of the National Curriculum. It does not include suitable accommodation to teach sport and drama for example. An extension to the existing school will enable the provision of such additional teaching spaces which are currently lacking.

Proposals

- 4.6. The proposed development comprises the construction of a new teaching building adjacent to the existing school and a separate sports hall together with the creation of sports and social spaces and associated access, car parking and landscaping.
- 4.7. Part of the application site is currently used for play and sports pitches for the existing school including a tarmac multi-use games area (MUGA). These facilities will be replaced as part of the development with a new sports hall and outdoor sports facilities offering a much-improved sports provision for the school.

4.8. In brief, the proposals comprise the following:

- 3 storey teaching building with a total floorspace of 2,906 sq.m.;
- New 3 court sports hall with a total floorspace of 1,184 sq.m. and an Artificial Grass Pitch (AGP) with a total area of 1,419 sq.m.;
- Hard-landscaped play area;
- Provision of car park and covered cycle parking for staff and visitors;
- Use of existing site access of the Springfield Spine Road for access to the car park and for servicing and maintenance access.

4.9. A detailed explanation and description of the proposed design and site layout is contained with the Design and Access Statement which accompanies the application.

5. Planning Policy

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise. This chapter provides a summary of the key planning policies relevant to the determination of this planning application.
- 5.2. The application site is located within the administrative area of Wolverhampton City Council. The current Development Plan for the area comprises the Black Country Core Strategy, the saved policies of the Wolverhampton Unitary Development Plan (UDP) and the City Centre Area Action Plan.

Black Country Core Strategy (BCCS)

- 5.3. The Core Strategy was adopted as a joint strategy with the other Black Country Authorities in 2011.
- 5.4. The BCCS directs the majority of new development towards an identified 'Growth Network', comprising of 4 Strategic Centres and 16 Regeneration Corridors. These areas are served by an extensive existing transport system and therefore provide the most sustainable locations for growth. Wolverhampton City Centre is one such Strategic Centre.
- 5.5. Policy HOU5 'Education and Health Care Facilities' states that the physical enhancement and expansion of higher and further education facilities and related business and research will be supported where it helps to realise the education, training and research potential of the Black Country.
- 5.6. In terms of urban renaissance and design, Policy CSP4 'Place Making' sets out a requirement for all development to demonstrate a clear understanding of the historic character and local distinctiveness of the area and to show how proposals make a positive contribution to place-making and environmental improvement. Key criteria of relevance to this application are summarised below:
- To operate on a permeable street network with pedestrian priority that gives maximum freedom of movement and a good choice of means of transport;
 - Vibrant streets and spaces, defined by surrounding buildings and with their own distinct character;

- A mix of building designs and types that are appropriate to the Black Country;
 - Design of spaces and buildings influenced by their context and that seek to enhance the unique attributes the area offers in terms of its local character and heritage whilst responding to current day needs;
 - To provide a safe and secure environment. Pedestrian environment should be closely associated with active frontages at street level;
 - The provision of public art as part of new developments to support and enhance the cultural and social development and identity of the Black Country; and
 - The efficient design of buildings to minimise the use of carbon-based products.
- 5.7. Policy ENV3 'Design Quality' further expands on the need for individual high-quality design to deliver a successful urban renaissance through high quality design that stimulates economic, social and environmental benefits.
- 5.8. With regard to the heritage environment, Policy ENV2 'Historic Character and Local Distinctiveness' requires that all development should aim to protect and promote the special qualities, historic character and local distinctiveness of the Black Country. Development proposals will be required to preserve and, where appropriate, enhance local character and those aspects of the historic environment together with their settings which are recognised as being of special quality. Proposals that would potentially have an impact on any statutorily or locally designated heritage assets should be supported by evidence included in Design and Access Statements which demonstrate that all aspects of the historic character and distinctiveness of the locality have been fully assessed and used to inform the proposals.
- 5.9. The following policies of the Black Country Core Strategy are also of relevance:
- *Policy TRAN2: Managing Transport Impacts of New Development* – requires development proposals that are likely to have significant transport implications to provide a Transport Assessment and Travel Plan to ensure that the development can provide an acceptable level of accessibility and safety by all modes of transport.

- *Policy ENV5: Flood Risk, Sustainable Drainage System and Urban Heat Island* – steers development to areas with a low probability of flooding. This policy promotes the use of: Sustainable Drainage Systems (SUDs), new green space and tree cover to significantly reduce surface water run-off and improve water quality.
- *Policy ENV7: Renewable Energy* – requires all non-residential development over 1,000 sq.m. floor space (whether new build or conversion) to incorporate generation of energy from renewable sources sufficient to off-set at least 10% of the estimated residual energy demand of the development on completion.
- *Policy ENV8: Air Quality* – directs sensitive development to areas which meet national air quality objectives.

Black Country Plan (BCP)

- 5.10. The four Black Country authorities have commenced a review of the Core Strategy, which will now be titled the Black Country Plan (BCP). Consultation on an Issues & Options document was carried out in the Summer of 2017 and over the last three years the focus has been on evidence gathering. The next formal consultation stage will be the publication of a Draft Plan, which is scheduled to take place in summer 2021.

Wolverhampton Unitary Development Plan (UDP)

- 5.11. The Unitary Development Plan 2001-2011 was adopted in 2006. Whilst many of the policies have been superseded it remains part of the Development Plan and some relevant policies remain saved.
- 5.12. There are a number of relevant saved heritage policies, including Policy HE3 which seeks to preserve and enhance the character and appearance of Conservation Areas. Policy HE4 requires proposals that affect Conservation Areas to be submitted as a full planning application to fully assess the impact of the proposal on the special architectural or historic character of the conservation area and its setting.
- 5.13. A number of environmental protection policies also remain relevant, including Policy EP1 which seeks to ensure that matters such as pollution from noise, smell, light and vibration are adequately considered. Policy EP11 requires development proposals to assess the potential for contamination and identify required mitigation measures.

Wolverhampton City Centre Area Action Plan

- 5.14. The City Centre AAP was adopted in September 2016. The purpose of the AAP is to guide regeneration within the city centre up to 2026.
- 5.15. The application proposal is situated within the Canalside Quarter within the eastern section of the City Centre AAP. Policy CA4 sets out the vision for the Canalside Quarter; which is that by 2026 the quarter will be transformed into a mixed, residential area with new education, retail, leisure and commercial development, centred on the Birmingham Canal and the new interchange, with refurbished historic buildings and high-quality gateways into the city centre from the north and east.
- 5.16. The AAP recognises that the Springfield Brewery site has been identified as a key opportunity to provide a combined higher and further education and training centre with excellent public transport access via the interchange.

Other Material Considerations

National Planning Policy Framework (NPPF)

- 5.17. A revised NPPF was published in February 2019. It states that a presumption in favour of sustainable development lies at the heart of the Framework and that achieving sustainable development means that the planning system has three overarching objectives, economic, social and environmental, which are interdependent and need to be pursued in mutually supportive ways:
- an economic objective – to help build a strong, response and competitive economy;
 - a social objective – to support strong, vibrant and healthy communities; and
 - an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment.
- 5.18. As set out at Paragraph 11 of the NPPF, for decision-taking, the presumption in favour of sustainable development means approving development proposals that accord with an up-to-date development plan without delay or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
- The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.
- 5.19. The NPPF makes clear that local planning authorities should approach decisions on proposed development in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.
- 5.20. Chapter 8 of the NPPF seeks to promote healthy and safe communities. Paragraph 94 states that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. It requires local authorities to take a proactive, positive and collaborative approach to meeting this requirement and to development that will widen choice in education. The NPPF advises local authorities to give great weight to the need to create schools through the preparation of plans and decisions on planning applications; and to work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

Springfield Brewery Development Brief

- 5.21. The Springfield Development Brief was adopted in 1999 and has since been amended (2004) to provide guidance in regard to the history and the future redevelopment of the former brewery. The brief includes the Council's objectives for the area:
- to encourage the early and sympathetic re-use and redevelopment of the former brewery site and adjacent land;
 - to preserve and enhance the character and appearance of the historic brewery complex and its setting;
 - to achieve high standards of building adaption, new building design, site layout and landscaping;
 - to promote a sustainable and compatible mix of uses, which will preserve the character of historic buildings, create jobs, enhance the diversity and viability of the area and make the site an attractive and exciting place to use and visit; and
 - to act as a catalyst for the regeneration of the area.

Relevant Supplementary Planning Documents (SPDs)

5.22. The main supplementary planning document of relevance to the proposals is as follows:

- Renewable and Low Carbon Energy (2012) - requires all non-residential development over 1,000 sq.m floorspace (whether new build or conversion) to incorporate generation of energy from renewable sources sufficient to off-set at least 10% of the estimated residual energy demand of the development on completion.

Policy Review Conclusions

5.23. From the review above the key policy issues of relevance to the application can be summarised as follows:

- Overarching presumption in favour of sustainable development;
- General priority given to re-using previously developed land;
- Support for Wolverhampton City Centre as a focus for development;
- Support for new training and education facilities in locations well related to public transport infrastructure;
- Protection and enhancement of heritage assets;
- Explicit support for the redevelopment of the site;
- Provision of high-quality sustainable design that respects the local distinctiveness of the area and makes a positive contribution to place-making and environmental improvement.

6. Heritage Assessment

- 6.1. In accordance with the requirements of the NPPF, an assessment has been undertaken of the potential impacts of the proposed development on heritage assets, in particular the impact on the Grade II listed brewery complex and the wider Springfield Conservation Area.
- 6.2. This section draws on previous assessment work that has been undertaken for the site and in particular on the 'Heritage Assessment of Buildings at the Springfield Brewery' prepared by the University of Leicester Archaeological Services in 2015 to support the planning application for the original UTC.
- 6.3. Account has also been taken of the guidance contained within Historic England's Good Practice Advice notes 'Managing Significance in Decision-Taking in the Historic Environment' (GPA2, March 2015) and 'The setting of Heritage Assets' (GPA3, 2nd edition, December 2017).

Heritage Assets

- 6.4. The application site lies within the Springfield Brewery Conservation Area and forms part of the Grade II listed former Springfield Brewery complex. It lies to the immediate north of the former stable block which now forms part of the UTC. The site itself does not include any former brewery buildings, but its eastern boundary is formed by the brewery complex's perimeter wall.
- 6.5. The history and character of the Springfield Brewery complex has been described in detailed in previous heritage assessments which show that it is a rare surviving example of a late Victorian brewery.
- 6.6. The immediate context of the application site is formed by the former stable blocks (now part of the UTC) to the south, the boundary wall along Cambridge Street to the east and the former cask washing shed to the north of the access road. The former stable blocks were converted in 2015 and a modern extension was built to the rear to accommodate the UTC. No alterations were made to the boundary wall as part of this development.
- 6.7. The former stable block was described in the 2015 Heritage Assessment as *"a comparatively well-preserved example of a once common building type in the British brewing industry, since most comparable examples have been demolished"*. The construction of the UTC has brought the listed stable block back into use and secured its future. Some of the original features have been obscured by this development which has also led to a loss of openness in the central courtyard, but the strong industrial character at the Cambridge Street frontage has been retained.

- 6.8. The 2015 Heritage Assessment described the boundary wall as “*a piecemeal development of late 19th and early 20th centuries*” which retains a “*consistent character by its continuous banding and friezes*”. Part of it constitutes the walls of former lean-to buildings which were built within the yard behind. The lean-to buildings have long since been demolished, but the boundary wall still consists of distinct sections indicating the previous position of these buildings.

Assessment of Significance

- 6.9. The significance of the former Brewery Complex and of the importance of the Cambridge Street frontage to this has been assessed in detail in previous heritage assessments. It was concluded that the brewery site as a whole is of regional significance as a group of Grade II listed buildings, and is a good example of a late Victorian Brewery by an engineer of recognised stature.
- 6.10. The 2015 assessment noted that the buildings at Springfield Brewery show a significant architectural uniformity, and the stable blocks provide a good visual complement to the tall brewery buildings. With specific regard to the boundary wall, it was concluded that “*The importance of the boundary wall should not be underestimated. (...) Wall sections are built in a style consistent with the remainder of the brewery and in this way the wall contributes to the strong industrial character of the Cambridge Street frontage.*”
- 6.11. The cask washing shed to the north of the application site continues the strong industrial character along Cambridge Street. This large single storey four bay building is considered important to the visual interest of the north end of the former brewery site and to its historic interest as outlined in the Springfield Brewery Development Brief.
- 6.12. The Cambridge Street frontage is entirely taken up by former brewery buildings and the boundary wall which give the frontage structural integrity and a strong industrial character. This remains true following the conversion of the former stable blocks and construction of the UTC.
- 6.13. The entrance, stable block, boundary wall and cask washing shed also make a significant contribution to the visual character of the Springfield Brewery Conservation Area.

Impact of Proposals on Significance

- 6.14. The application site is located to the north of the UTC and to the rear of the boundary wall. It historically formed part of the brewery yard, but part of the site has been occupied by buildings (lean-tos) in the past evident from the appearance of the boundary wall. It is currently used as sports and social space for the current UTC.

- 6.15. The openness of the yard to the rear of the former stable blocks was somewhat compromised by the construction of the UTC. The proposed new education building and proposed sports hall will introduce further built development into the former yard to the brewery complex.
- 6.16. Careful attention has been paid to the positioning of the buildings. The new education building is set back sufficiently from the listed wall to preserve its integrity. This new high quality building will mostly conceal from view the less sympathetic nature of the rendered rear/north elevation of the existing modern UTC building. The sports block has been sited fronting the Springfield spine road and aligned with the cask washing shed to the north to reinforce the built form within the site.
- 6.17. Account has also been taken of the industrial character of the site in the design of the building and proposed choice and colour of materials. The massing of the proposed education block is broken down into three vertical sections with a saw tooth roof reflecting the varied roofscape typical of the site. The proposed pitched roof of the sports hall and proposed metal cladding of the both buildings further reinforce the industrial appearance of the development.
- 6.18. It is considered that the modern high-quality design will complement the industrial character of the site whilst reading as a distinct element behind the retained listed wall.
- 6.19. It is considered that the development will not have any adverse impacts on the listed Springfield Brewery buildings or the Conservation Area. Careful consideration has been given to the massing, scale and architectural treatment of the new buildings to minimise any heritage impacts, and given the context of the site it is our opinion that the proposals will provide a slight beneficial impact overall. The proposals respect the industrial character of the site and the Cambridge Street frontage and have sought to reinforce this character through the proposed layout and design. It is therefore considered that the proposed development accords with the design and heritage policies of the development plan and the NPPF.

7. Planning Analysis

- 7.1. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.2. The Black Country Core Strategy and Wolverhampton Unitary Development constitute the existing development plan for the purposes of this application. The NPPF and the Wolverhampton City Centre Area Action Plan provide further policy guidance and are also important material considerations.
- 7.3. This section identifies and addresses the main issues relevant to the determination of this planning application, which are considered to be:
- The principle of development;
 - Promoting sustainable transport;
 - Achieving well-designed places;
 - Meeting the challenge of climate change and flooding; and
 - Conserving and enhancing the natural environment.
- 7.4. Where appropriate, reference is made to work contained within technical reports that have been submitted in support of this planning application.

Principle of development

- 7.5. The Black Country Core Strategy (BCCS) provides clear guidance that the majority of new development should be directed towards the identified 'Growth Network' including Wolverhampton City Centre and with a strong focus on the use of previously developed land. It also provides clear support for the growth of further and higher education institutions particularly, as is the case with this application, where they are well located to public transport and will result in the enhancement of education, training and research. Although the proposal is principally to enable the UTC to accommodate lower year groups (years 7-9), the project is supporting the UTC overall including its post 16 element, and therefore complies with this policy.
- 7.6. The City Centre Area Action Plan specifically identifies the former Springfield Brewery site as a key opportunity to provide a combined higher and further education and training centre with excellent public transport access via the interchange. Following the opening of the UTC, ECMS and SOABE, the Springfield Brewery site has now been firmly established as an education hub and the proposals will add further to the education offer provided on the site.

It will help to secure the long-term future of the UTC including its post 16 teaching.

- 7.7. Part of the application site is currently occupied by a tarmac MUGA. This facility will be removed as part of the proposed development and replaced with a sports block and new AGP. Consultation was carried out with Sport England at pre-application stage. Sport England provided helpful advice on the design standards for the proposed new facilities and overall were satisfied that the proposed development would result in improved sports facilities for the UTC. The design advice was taken on board in the preparation of the detailed proposals which now include an AGP to the recommended dimensions. Overall, the proposed sports facilities will enable a broad range of sports to be accommodated.
- 7.8. Development plan policies provide strong policy support for the provision of education facilities at the site. Paragraph 14 of the NPPF is therefore engaged, which states that development proposals that accord with the development should be approved without delay.
- 7.9. Overall, it is considered that the application proposals comprise sustainable development in accordance with the definition set out in the NPPF. The proposed development performs well against all three dimensions to sustainable development outlined at Paragraph 8 of the NPPF. It will:
- Provide a further significant capital investment into the regeneration of the site and provide job opportunities both during the construction and operation of the development.
 - Make an important contribution towards the social well-being of the Borough's community by widening education provision.
 - Protect and enhance the local environment through the extension to an existing school on previously developed land in a location that can be easily accessed by public transport, walking and cycling. Full account has been taken of environmental issues through the preparation of technical reports on transport, ground conditions, flood risk and drainage as further outlined below.

Promoting sustainable transport

- 7.10. A Transport Statement and Travel Plan has been prepared by PJA and submitted in support of this planning application.
- 7.11. The TS demonstrates that the application site is located in a highly accessible location within walking and cycling distance of key services and facilities. It is very well connected by public transport.
- 7.12. Vehicular access to the proposed development will be from Cambridge Street onto the Springfield Spine road and in turn via the existing access to the current UTC car park. The TS shows that the vehicular access proposals are appropriate to serve the proposed development. Pupils and visitors to the site arriving by foot or bicycle will be able to access the new buildings via the main school gates. Access will also be provided to the new buildings from the car park for staff and visitors.
- 7.13. Car parking will be provided to north of the new education building closest to the Cambridge Street access and the spine road. A total of 41 car parking spaces for use by staff and visitor is proposed included 2 disabled spaces. A cycle parking area with capacity for 10 bicycles will be provided adjacent to the car park for use by staff. The cycle parking provision for pupils at the school will also be increased by 40 spaces which will be provided at the southern end of the school adjacent to the existing cycle shelter.
- 7.14. As part of the transport assessment a parking beat survey was undertaken, covering all streets within a five-minute walk of the school. The results of this survey show that there is sufficient on-street parking capacity to accommodate the increase in demand associated with the proposed expansion.
- 7.15. As agreed with the local highway's authority, junction capacity assessments have been undertaken of the A460 Cannock Road/Cambridge Street junction and A460 Cannock Road/Springfield Road/Hilton Street junctions. The results of the assessment show that the proposed development would not cause a severe impact on the operation of the local highway network.
- 7.16. A School Travel Plan has been submitted with the application, which provides further information on the school's strategy to encourage a greater proportion of staff, pupils and visitors to use sustainable travel modes.
- 7.17. The TS demonstrates that the proposed development will maximise opportunities for sustainable travel, and is acceptable in terms of its highway impact and that suitable and safe provision can be made for road access. The TS therefore concludes that there are no transport issues which would

prevent planning permission being granted. It is therefore submitted that the proposals comply with Policy TRAN2 of the Core Strategy.

Achieving well designed places

- 7.18. As set out in detail in the accompanying Design and Access Statement, the proposed layout and design has been informed by a detailed assessment of the site's constraints and opportunities and aspirations for a high-quality development that reflects its historic and heritage context and provides the learning spaces and social and sports facilities needed to offer a full curriculum for 11-19 year olds.
- 7.19. The following key principles have been incorporated into the design and layout of the scheme:
- Proposal which responds positively to its heritage setting providing a modern high-quality design to complement the industrial character of the site whilst reading as a distinct element behind the retained listed wall;
 - Provision of additional sports facilities and play/social spaces to support curriculum for full secondary school age pupils;
 - Integration of new education building and sports facilities with existing UTC to provide a legible and accessible development;
 - A landscaping scheme which includes new grass areas along the site boundaries and retention of existing planting along the Spine Road by the Cambridge Street entrance.
- 7.20. The detailed design and layout of the proposed development is considered to be appropriate and clearly accords with local design policy and guidance for new development.

Noise

- 7.21. A Noise Impact Assessment has been undertaken by BWB and submitted in support of this planning application. It assesses the noise impacts from the proposed external plant on nearby homes and also considers whether the site is suitable for the proposed development in terms of noise.
- 7.22. With regard to the noise emissions of the proposed external plant, the assessment shows that predicted impacts are low and can be adequately controlled to meet noise standards.

- 7.23. Regarding the suitability of the application site for the proposed development, the assessments demonstrates that the site is suitable for the proposed use and that the prevailing noise climate is unlikely to result in an adverse impact at the proposed development.
- 7.24. It is therefore considered that the proposal complies with saved Policy EP1 of the Wolverhampton UDP.

Meeting the challenge of climate change and flooding

Sustainability

- 7.25. The proposed development involves the redevelopment of a previously developed site in a highly sustainable location.
- 7.26. The proposed building will also aim to reach the highest environmental standards. The use of renewable energy and low or zero carbon technology (LZC) has been considered as an integral part of the design process and the use of Solar Photovoltaic (PV) Panels has been recommended. Further details in respect of sustainable design is provided within the Sustainability Report prepared by CPWP and submitted with this application.
- 7.27. It is therefore considered that the proposed development meets the requirements of Policy ENV3 and ENV7 of the Core Strategy and the requirements of the Renewable and Low Carbon Energy SPD.

Flood risk and drainage

- 7.28. The site is located within Flood Zone 1 and it not at risk of flooding.
- 7.29. A Drainage Strategy has been prepared by CWA and submitted in support of this application. This shows that surface water drainage can be managed to ensure that the development will not increase the risk of flooding elsewhere.
- 7.30. It is therefore considered that the proposals meet the requirements of Core Strategy Policy ENV5.

Conserving and enhancing the natural environment

Ground Conditions

- 7.31. Extensive ground investigations for the wider former Springfield Brewery site have been carried out in the past. A Phase 1 and Phase 2 Site Investigation has been undertaken by Applied Geology specifically for the application site and a Ground Investigation Report has been submitted with the application. The findings of the report are based on intrusive site investigations including borehole sampling and testing and ground gas and groundwater monitoring.

- 7.32. The Site Investigation Report shows that the site generally presents a low risk to human health. However, some remedial actions are warranted for this development with respect to human health in the areas of limited soft landscaping. This would comprise the installation of a clean cover layer. The report also recommends that a 'Discover Strategy' should be in place during the groundworks element of the development to ensure that should any previously unidentified contamination be encountered it is appropriately dealt with. An outline Remediation Strategy has been submitted with the application which provides further detail on the recommended measures.
- 7.33. With regard to controlled water and gas protection, no additional remedial actions are considered necessary.
- 7.34. In light of the detailed site investigations that have been undertaken, it is considered that the site is suitable for the proposed use and therefore meets the requirements of UDP Policy EP11.

Conclusions

- 7.35. The development proposals have been assessed against the relevant policies in the Black Country Core Strategy, UDP and City Centre AAP and provisions of the NPPF and other relevant material considerations.
- 7.36. The summary review presented above demonstrates that the proposed development is fully compliant with prevailing planning policy and that there are no material considerations which would justify the withholding of planning permission.

8. Summary and Conclusions

- 8.1. The application site extends to 0.81ha and lies to the north of the existing UTC at Cambridge Street and forms part of the former Springfield Brewery complex.
- 8.2. The proposed development comprises the construction of a new teaching building, sports block and outside sports facilities together with associated outside play space, car parking and landscaping to expand the existing UTC to a full school age facility catering for Years 7-13.
- 8.3. With regard to the planning policy context, the current Development Plan for the area comprises the Black Country Core Strategy, saved policies of the UDP and City Centre Area Action Plan. Other material considerations include the NPPF, the Springfield Brewery Development Brief and Supplementary Planning Documents.
- 8.4. Planning policy at national and local level provides strong support for urban regeneration and the provision of education facilities in the City Centre. Local policy also provides support for the sympathetic redevelopment of the former Springfield Brewery site.
- 8.5. This Planning and Heritage Statement has demonstrated that the proposed development is fully compliant with the development plan. It comprises sustainable development in accordance with the definition set out in the NPPF. It will:
 - Provide a further significant capital investment into the regeneration of the site and provide job opportunities both during the construction and operation of the development.
 - Make an important contribution towards the social well-being of the Borough's community by widening education provision.
 - Protect and enhance the local environment through the extension to an existing school on previously developed land in a location that can be easily accessed by public transport, walking and cycling.
- 8.6. A number of technical reports have been prepared to assess the impacts of the proposed development on transport, flood risk/drainage, ground conditions and noise. The findings of these reports show that a high quality and sustainable facility can be delivered and that the proposed development will not have any detrimental impacts on the site and its surrounding area.

- 8.7. This Statement also demonstrates that there will be adverse impact on heritage assets arising from the development, and indeed considers there will be slight beneficial impacts in heritage terms.
- 8.8. Against the background of substantive national and local policy support and compliance with a series of detailed planning issues as outlined in this Planning Statement, we conclude that the scheme warrants support and should be granted planning permission.