

Report of the Corporate Director of Planning & Community Services

Address ROSEDALE COLLEGE WOOD END GREEN ROAD HAYES

Development: Outline planning application (all matters reserved) for the redevelopment of the site to provide an 'all through school', comprising a children's centre (30 places), nursery (45 places), 3 form of entry primary school (630 places), and 6 form of entry high school (900 places) with an additional 259 sixth form places. The new school would have a maximum capacity of 1,864 students, a maximum gross internal floor area of 15,012m² and a maximum building height of three storeys. A maximum 131 parking spaces, 5 motor cycle spaces and 5 mini-bus spaces would be provided on the site with access off Wood End Green Road. The proposal would also include provision of a running track around the existing all-weather pitch together with 2 floodlit multi-use games areas.

LBH Ref Nos: 16034/APP/2009/2611

Drawing Nos: ROS-AP(0)001
ROS-AP(0)002
ROS-AP(0)003
ROS-AP(0)004
Archaeological Desk-Based Assessment
Baseline Air Quality Assessment
Design and Access Statement
Flood Risk Assessment
Framework Travel Plan
Noise Impact Assessment
Outline Planning Light
Pollution Study
Phase 1 Contamination Report
Planning Statement
Report on Tree Inspections
Sustainability and Renewable Energy Plan
Transport Assessment

Date Plans Received: 02/12/2009

Date(s) of Amendment(s):

Date Application Valid: 02/12/2009

1. SUMMARY

This application relates to the redevelopment of Rosedale College. Outline planning permission (with all matters reserved) is sought to demolish the majority of buildings on the site and to then construct new school buildings to provide an integrated all through school, comprising nursery, primary and secondary school as well as adult education facility, replacing the existing nursery and secondary school on the site.

No objection is raised in principle to the proposal.

The indicative plans indicate that existing trees and other landscape features of merit would be retained. The plans also depict buildings of a size and set in location that would not be unduly intrusive in appearance, and would not result in overlooking or overshadowing of neighbouring properties.

The two existing and relatively modern buildings on the site would be retained, all others would be demolished. Given the dilapidated state of existing buildings on the site which would be demolished, no objection is raised to the proposed demolition.

The scheme shown in the indicative plans represents a reduction in the bulk and scale of existing buildings. It is considered that the indicative plans demonstrate that a scheme, of the size and type proposed, subject to conditions, could be accommodated on the site without causing harm to the character and appearance of the area or to residential amenity of neighbouring properties.

Subject to conditions and planning obligations, approval is recommended.

2. RECOMMENDATION

That delegated powers be given to the Director of Planning and Community Services to grant planning permission, subject to the following:

1) That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/ or other appropriate legislation to secure the following:

i) Upon the implementation of this consent, extinguish the ability to implement any and all unimplemented portions of the following extant planning permissions:

- a) 16034/APP/2005/2118 - Open Learning Centre (the western portion of the building has not been built); and**
- b) 16034/APP/2004/3053 - Floodlit all weather Playing Pitch (the single storey changing room pavillion and 400m running track have not been constructed); and**
- c) 16034/APP/2005/705 - Master Plan (any unimplemented buildings).**

ii) 10 year Travel plans in accordance with TfL's guidance.

iii) Pedestrian (PERS) and cycling audits to be undertaken and submitted for approval to the local authority, and undertake any necessary works identified in the study, before commencing development.

iv) Undertake a bus stop accessibility study and undertake any necessary works identified in the study, before commencing development.

v) Bond to the quantum of £50,000 to cover any remedial parking measures.

2) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 Agreement and any abortive work as a result of the agreement not being completed.

3) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.

4) That at the discretion of the Director of Planning and Community Services, if the S106 agreement is not signed within six months of the date of determination the application is refused under delegated powers on the basis that the application has failed to address planning obligation requirements.

5) That if the application is approved, the following conditions be attached:

1 OUT1 Time Limit- outline planning application

The development hereby permitted shall begin either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended)

2 OUT2 Reserved matters - submission

Application for approval of the following reserved matters shall be made to the Local Planning Authority before the expiry of three years from the date of this permission: -

- (a) Layout
- (b) Scale
- (c) Appearance
- (d) Access
- (e) Landscaping

REASON

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended).

3 NONSC Phasing

Before commencement of any development, a detailed phasing and implementation plan, including the order and timing of development of individual buildings, accessways, car parking areas and the level of access to be provided for the public (and community groups) to sports fields and facilities within each phase shall be submitted to (and in consultation with Sports England) be approved in writing by the Local Planning Authority.

REASON

To ensure the development proceeds in a satisfactory manner and ensure any phasing of the development is properly co-ordinated and carried out in the sequence agreed by the local planning authority, in the interests of maintaining access to sports fields and facilities, neighbouring amenity and safety and the free flow of vehicular and pedestrian traffic on neighbouring highways and to accord with Policies AM7, OE1 and R5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and policy 3A.18 of the London Plan (February 2008).

4 OUT3 Approval of Details

Approval of the details of the, layout, scale, appearance, access and landscaping for individual phases of the development (hereinafter called the reserved matters) shall be obtained in writing from the Local Planning Authority for each phase of development, before development of that phase is commenced.

REASON

To ensure the development proceeds in a satisfactory manner and to comply with Sections 91 and 92 of the Town and Country Planning Act 1990 (As Amended).

5 M1 Details/Samples to be Submitted

No phase of development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces to be used on buildings in the relevant phase of development have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 M3 Boundary treatment - details

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied. Development shall be carried out in accordance with the approved details.

REASON

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 MCD9 No External Storage

No storage of materials, plant or equipment shall take place other than within the buildings.

REASON

In the interests of amenity and to ensure that external areas are retained for the purposes indicated on the approved plans in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

8 MCD13 Extraction Vent or Chimney

Before commencement of each phase of development, details of the height, position, design and materials of any chimney or extraction vent or ventilation system to be provided in connection with the relevant phase of development (including for the ventilation/extraction of fumes and odours from kitchens) are to be submitted to and approved in writing by the Local Planning Authority. No phase of the development shall be occupied until the vent/chimney/extraction system for that relevant phase has been installed in accordance with the approved details. Thereafter the vent/chimney/extraction system shall be permanently retained and maintained in good working order for so long as the use continues.

REASON

In order to safeguard the amenities of adjoining properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 4B.1 and 4A.19.

9 MCD14 Ventilation System - details

Before commencement of each phase of development, details of the air ventilation system for the relevant phase (including for the ventilation/extraction of fumes and odours from kitchens) shall be submitted to and approved in writing by the Local Planning Authority. No phase of the development shall be occupied until the ventilation system for that relevant phase has been installed in accordance with the approved details. Thereafter the vent/chimney shall be permanently retained and maintained in good working order for so long as the use continues.

REASON

To protect the amenities of the occupiers of residential accommodation in the vicinity in

accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 4B.1 and 4A.19.

10 NONSC Community Use Agreement

Before any development commences, a "Community Use Agreement", detailing the level of access for the public to academic and sport related facilities (both indoor and outdoor), including limits on the hours of use and measures to ensure that the use of school facilities by the public does not result in unacceptable impacts on the amenity of near by occupiers, shall be submitted to and (in consultation with Sport England) be approved in writing by the Local Planning Authority.

REASON

To secure community access to academic and sports facilities and accord with policy 3A.18 of the London Plan (February 2008).

11 NONSC Maintenance and management

Before development commences, a Management and Maintenance plan which provides details of a scheme of management and maintenance of sports fields and facilities for a period of 25 years, (including measures to ensure the replacement of all artificial surface/s within the 10 years of their completion, management responsibilities, a maintenance schedule and a mechanism for review of management and maintenance requirements) shall be submitted to and approved in writing by the Local Planning Authority (after consultation with Sport England). Thereafter the development of each phase shall not be carried out other than in accordance with the approved details.

REASON

To ensure that new facilities are capable of being managed and maintained to an acceptable standard which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport (PPG17 Para 14) and policy 3A.18 of the London Plan (February 2008).

12 OM2 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

13 OM4 Height (number of storeys)

Unless otherwise agreed in writing by the Local Planning Authority, no building shall exceed three storeys in height (12m) above the existing ground level.

REASON

To ensure that the proposed development respects the general scale of neighbouring buildings in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

NONSC

14 **Refuse and recycling**
Details of covered refuse and recycling storage (including any open air storage or recycling facilities) for waste material awaiting disposal, including details of any screening shall be indicated on plans to be submitted for each phase and approved in writing by the Local Planning Authority. Such facilities shall be provided prior to occupation of the development and thereafter permanently retained.

REASON

To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents, in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

15 OM11 Floodlighting

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

16 OM13 Demolition Protocols

The applicant is to prepare a selective programme (or demolition protocol) to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed from the site safely and intact for later re-use or processing, which is to be submitted to the Local Planning Authority prior to the commencement of demolition work.

REASON

To establish an 'audit trail' for demolition materials based on an established Demolition Protocol which will encourage more effective resource management in demolition and new builds, in accordance with London Plan (February 2008) Policies 4A.30 and 4A.31.

17 OM14 Secured by Design

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO).

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with policies 4B.1 and 4B.6 of the London Plan.

OM19

Prior to development Construction Management Plan shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- i) The phasing of development works
- ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads including wheel washing facilities).
- v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- vii) The storage of demolition/construction materials on site.
- viii) A method statement a management scheme whose purpose shall be to control and minimise emissions of pollutants from and attributable to the demolition and/or construction phases of the development.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

19 H1 Traffic and car parking arrangements

Development shall not begin until details of all traffic arrangements (including where appropriate:

- i) Carriageways; and
- ii) Footways; and
- iii) Turning space, safety strips; and
- iv) Sight lines at road junctions; and
- v) Kerb radii; and
- vi) Car parking areas and marking out of spaces; and
- vii) Loading facilities; and
- viii) Closure of existing access and means of surfacing and refuse vehicle swept paths analysis); and
- ix) Mini bus parking for 5 mini busses.

have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas (where appropriate) must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may share an unloading area.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C

of the London Plan . (February 2008).

20 H5 Sight Lines - submission of details

The development hereby permitted shall not be commenced until details of the sight lines at the point of the vehicular access to the highway have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved sight lines have been implemented and thereafter, the sight lines shall be permanently retained and kept clear of obstructions exceeding 0.6 metres in height.

REASON

To ensure that adequate sight lines are provided and thereafter retained in the interests of highway safety in accordance with Policy AM7 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

21 H6 Car parking management plan

The development hereby approved shall not be commenced until details of a parking plan have been submitted to and approved in writing by the Local Planning Authority; and the development shall not be occupied until the approved plan has been implemented.

REASON

To ensure that car parking is adequately managed in accordance with Policies AM14, AM15 and the parking standards as set out in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

22 H14 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage, changing facilities, lockers and showers for users of and visitors to the development have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be occupied or brought into use until the approved cycling facilities have been implemented in accordance with the approved plan, with the facilities being permanently retained for use by cyclists.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

23 NONSC Floor space and pupils

Unless otherwise agreed in writing by the Local Planning Authority, the combined total proposed internal floor area shall not exceed 15,012sqm and the total number of students (full time equivalent) at the site at any time shall not exceed 1,864 pupils.

REASON

To prevent over development of the site and to ensure that the scale and massing of buildings are appropriate to their setting and to comply with the terms of the application and to accord with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

24 N11 Control of plant/machinery noise

No plant or machinery shall be used on the premises until a scheme for the control of noise emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

25 N12 Air extraction system - noise and odour

No air extraction system shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be fully implemented before the development is occupied/the use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

26 NONSC Control of contamination

The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance on Land Contamination and approved by the Local Planning Authority (LPA). All works which form part of the remediation scheme shall be completed before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

- (i) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;
- (ii) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use;
- (iii) (a) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement and all requirements shall be implemented and completed to the satisfaction of the LPA by a competent person. No deviation shall be made from this scheme without the express written agreement of the LPA prior to its implementation.
(b) If during remedial or development works contamination not addressed in the submitted remediation scheme is identified, an addendum to the remediation scheme must be agreed with the LPA prior to implementation; and
- (iv) Upon completion of the remedial works, this condition will not be discharged until a verification report has been submitted to and approved by the LPA. The report shall include details of the final remediation works and their verification to show that the works have been carried out in full and in accordance with the approved methodology.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

27 NONSC Bird Hazard Management Plan

Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of:

- i) monitoring of any standing water within the site temporary or permanent
- ii) sustainable urban drainage schemes (SUDS) Such schemes shall comply with Advice Note 6 Potential Bird Hazards from Sustainable Urban Drainage schemes (SUDS) (available at www.aoa.org.uk/publications/safeguarding.asp).
- iii) management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 Potential Bird Hazards from Building Design
- iv) reinstatement of grass areas
- v) maintenance of planted and landscaped areas, particularly in terms of height and species of plants that are allowed to grow
- vi) which waste materials can be brought on to the site/what y' any exceptions e. g. green waste
- vii) monitoring of waste imparts (although this may be covered by the site licence)
- viii) physical arrangements for the collection (including litter bins) and storage of putrescible waste, arrangements for and frequency of the removal of putrescible waste
- ix) signs deterring people from feeding the birds.

The Bird Hazard Management Plan shall be implemented as approved, on commencement of construction and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

REASON

It is necessary to manage the site in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Heathrow Airport and to accord with Policy A6 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

28 NONSC Landscaping and bird hazard management

No development shall take place until full details of soft and water landscaping works have been submitted to and approved in writing by the Local Planning Authority, details must comply with Advice Note 3, Potential Bird Hazards from Amenity Landscaping & Building Design available at www.aoa.org.uk/publications/safeguarding.asp). These details shall include:

- i) any earthworks
- ii) grassed areas
- iii) the species, number and spacing of trees and shrubs
- iv) details of any water features
- v) drainage details including SUDS. Such schemes must comply with Advice Note 6 Potential Bird Hazards from Sustainable urban Drainage Schemes (SUDS) (available at www.aoa.org.uk/publications/safeguarding.asp).

No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.

REASON

To avoid endangering the safe movement of aircraft and the operation of Heathrow Airport through the attraction of birds and an increase in the bird hazard risk of the application site and to comply with Policy A6 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

29 NONSC Archeology

No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority.

REASON

The site is of archaeological interest and it is considered that all evidence of the remains should be recorded in accordance with Policy BE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

30 SUS2 Energy Efficiency Major Applications (outline where energy s

No development shall take place on site until an energy efficiency report has been submitted to, and approved in writing by the Local Planning Authority. The energy efficiency report shall demonstrate how the Mayors Energy Hierarchy will be integrated into the development, including a full assessment of the site's energy demand and carbon dioxide emissions, measures to reduce this demand and the provision of 20% of the sites energy needs through on site renewable energy generation. The methods identified within the approved report shall be integrated within the development and thereafter permanently retained and maintained.

REASON

To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 4A.1, 4A.3, 4A.4, 4A.6, 4A.7, 4A.9, and 4A.10 of the London Plan (February 2008).

31 SUS8 Electric Charging Points

Before development commences, plans and details demonstrating that 10 percent of parking spaces for the development are provided with electric vehicle charging points capable of charging multiple vehicles simultaneously, shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To encourage sustainable travel and to comply with London Plan Policy 4A.3.

32 NONSC Hours of use

The new buildings shall not be used outside the following hours;
0700hrs to 2200hrs Mondays to Thursdays,
0700hrs to 2200hrs Fridays and Saturdays,
0900hrs to 2000hrs Sundays and at no time on Bank or public holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Unitary Development Plan.

33 NONSC Noise

Development for each phase shall not begin until a scheme for protecting the proposed development from noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such measures as are agreed with the Local Planning Authority. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the buildings remains in use.

REASON

To ensure that the amenity of the occupiers of the proposed development are not adversely affected by noise in accordance with policy OE1 and OE5 of the Hillingdon Unitary Development Plan.

34 NONSC Deliveries and servicing

Before development commences, a Deliveries and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- a) Measures to minimise deliveries during peak hours.
- b) The timing and frequency of deliveries.
- c) Measures to combine deliveries in order to reduce numbers and frequency and to promote the use of quieter and less polluting vehicles.

All agreed measures to be implemented and maintained for as long as the development remains.

REASON

To safeguard the amenity of occupiers of neighbouring residential properties in accordance with policy BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

35 NONSC DIS1

Development of individual phases of development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings, as well as measures to provide horizontal evacuation and other building features that allow disabled people to escape independently during a fire emergency) to meet the needs of people with disabilities have, for each phase been submitted and approved in writing by the Local Planning Authority. The approved facilities shall be provided prior to occupation of the relevant phase of development and shall be permanently retained thereafter.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy AM13 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

36 NONSC DIS2

Development of individual phases of development shall not commence until details of parking provision for wheelchair disabled people have, for each phase of the development, been submitted and approved in writing by the Local Planning Authority. The approved facilities shall be provided prior to occupation of any relevant phase of development and shall be permanently retained thereafter.

REASON

To ensure that people in wheelchairs are provided with adequate car parking and

convenient access to building entrances in accordance with policy AM5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.17 and 4B.5.

37 DIS4 Signposting for People with Disabilities

Signplates, incorporating a representation of the Universal Wheelchair Symbol, should be displayed to indicate the location of convenient facilities to meet the needs of people with disabilities. Such signplates should identify or advertise accessible entrances to buildings, reserved parking spaces, accessible lifts and lavatory accommodation, manageable routes through buildings and availability of additional services. Signs for direction and location should have large characters or numerals and clearly contrast with the background colour.

REASON

To ensure that people with disabilities are aware of the location of convenient facilities in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

38 NONSC Contamination - site survey

Before any part of this development is commenced a site survey to assess the land contamination levels shall be carried out to the satisfaction of the Council and a remediation scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved by the Local Planning Authority. The remediation scheme shall include an assessment of the extent of site contamination and provide in detail the remedial measures to be taken to avoid risk to the occupiers and the buildings when the site is developed. All works, which form part of this remediation scheme, shall be completed before any part of the development is occupied (unless otherwise agreed in writing by the Local Planning Authority). The condition will not be discharged until verification information has been submitted for the remedial works.

Any imported material i.e. soil shall be tested for contamination levels therein to the satisfaction of the Council.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors inline with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

39 NONSC Noise mitigation

No development shall take place until a scheme to mitigate noise impacts from the use of external playing areas, including multi use games areas and the like, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall set out details of measures to reduce noise impact including, where appropriate, use of acoustic fencing and control over hours of use.

The approved scheme shall then be fully implemented before the development is occupied/the use commences and thereafter shall be retained.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with

policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

40 NONSC Sustainable Urban Drainage

Development shall not begin until a surface water drainage scheme for the site, based on sustainable urban drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

- i) Details of how surface water runoff will be discharged, in full, to soakaway or if this is deemed unachievable
- ii) Details of how surface water runoff shall be limited to the greenfield rate of 11.8l/s/ha.

REASON

To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of these in accordance with Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policies 4A.12, 4A.13, 4A.14, 4A.17 and 4A.18 of the London Plan (February 2008) and PPS25.

41 NONSC Protection of ground water

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified:
 - i) all previous uses
 - ii) potential contaminants associated with those uses
 - iii) a conceptual model of the site indicating sources, pathways and receptors
 - iv) potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

REASON

To ensure protection of controlled waters and to accord with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and policy 4A.17 of the London Plan (February 2010).

42 NONSC Unknown contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained

written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

REASON

To protect future occupants and controlled waters from the risks of hitherto unknown contamination in accordance with Policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy A.33 of the London Plan (February 2008).

43 NONSC Control of infiltration

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

REASON

The site lies on a Secondary aquifer and parts of the site may be contaminated or will be used for potentially contaminative uses (e.g. car parks), as such the condition is required to prevent contamination of ground water and accord with policy 4A.17 of the London Plan (February 2010).

44 NONSC Protection of ground water 2

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

REASON

To prevent contamination of ground water and accord with policy 4A.17 of the London Plan (February 2008).

45 TL1 Existing Trees - Survey

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- i) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- iii) Existing and proposed site levels.
- iv) Routes of any existing or proposed underground works and overhead lines including their manner of construction.
- v) Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees and other vegetation to be retained during construction work.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

TL2

46 Trees, hedges and shrubs to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

47 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

48 TL4 Landscaping Scheme (outline application)

The development hereby permitted shall be landscaped and planted in accordance with a fully detailed scheme to be submitted to and approved in writing by the Local Planning Authority as part of the details of the proposed development required by condition No. *

The scheme shall include:-

- i) Planting plans (at not less than a scale of 1:100),
- ii) Written specification of planting and cultivation works to be undertaken,
- iii) Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- iv) Implementation programme.

The scheme shall also include details of the following:-

- i) Proposed finishing levels or contours,
- ii) Means of enclosure,
- iii) Car parking layouts,
- iv) Other vehicle and pedestrian access and circulation areas,
- v) Hard surfacing materials proposed,
- vi) Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- vii) Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- viii) Retained historic landscape features and proposals for their restoration where relevant.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

49 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

50 TL7 Maintenance of Landscaped Areas

No development shall take place until a schedule of landscape maintenance for a

minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

51 TL21 Tree Protection, Building & Demolition Method Statement

Prior to development commencing on site, a method statement outlining the sequence of development on the site including demolition, building works and tree protection shall be submitted to and approved by the Local Planning Authority, and the scheme thereafter implemented in accordance with the approved method statement.

REASON

To ensure that trees can be satisfactorily retained on the site in accordance with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

52 NONSC Landscape management plan

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

REASON

To preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

53 NONSC Flooding 1

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA), BS21 Rosedale College, Ref: 2887/001/R1583C, 27th November 2009 and the following mitigation measures detailed within the FRA:

- i) Limiting the surface water run-off generated by the 1 in 100 years critical storm, taking into account the effects of climate change, so that it does not exceed the greenfield rate of 11.3l/s/ha, for the whole site and does not increase the risk of flooding off-site.
- ii) Provision of storage on site, including green roofs and permeable paving, oversized pipes and storage cells, to attenuate the 1 in 100 year storm event, taking into account the effects of climate change.

REASON

To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site and to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of these in accordance with Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policies 4A.12, 4A.13, 4A.14, 4A.17 and 4A.18 of the London Plan (February 2008) and PPS25.

54 NONSC Biomass boiler

No biomass boiler shall be used on the premises until a scheme which specifies the

provisions to be made for the control of air pollutants from the site has been submitted to and approved by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. The said scheme shall include such secure provision as will ensure that the said scheme and all of it endures for use and that any and all constituent parts are repaired and maintained and replaced in whole or in part so often as occasion may require.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

55 NONSC Lighting

The lighting of the building/s hereby approved shall employ devices that automatically turn the lights off when the rooms are not in use.

REASON

In the interests of energy conservation, in accordance with Policy 4A.3 of the London Plan.

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

AM1	Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM10	Incorporation in new developments of additions to the proposed cycle network
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.

BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC2	Nature conservation considerations and ecological assessments
LPP 4A.7	London Plan Policy 4A.7 - Renewable Energy
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
OL9	Areas of Environmental Opportunity - condition and use of open land
POBS	Planning Obligations Supplementary Planning Document, July 2008
PPG24	Noise
R4	Proposals that would involve the loss of recreational open space
R6	Ancillary recreational facilities
R7	Provision of facilities which support arts, cultural and entertainment activities
R8	Loss of facilities which support arts, cultural and entertainment activities
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R11	Proposals that involve the loss of land or buildings used for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children

3

Given the nature of the proposed development it is possible that a crane may be required during its construction. Your attention is drawn to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, Cranes and Other Construction Issues (available at www.aoa.org.uk/publications/safeguarding.asp).

4

Wind Turbines can impact on the safe operation of aircraft through interference with aviation radar and/or due to their height. Any proposal that incorporates wind turbines must be assessed in more detail to determine the potential impacts on aviation interests. This is explained further in Advice Note 7, Wind Turbines and Aviation (available at www.aoa.org.uk/publications/safeguarding.asp).

5

17

Design Guidance - Reserved Matters

You are advised to consult the Council's Design Guides for guidance on matters of design and layout prior to submitting details of reserved matters. These are available from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

6 I9 Community Safety - Designing Out Crime

Before the submission of reserved matters/details required by condition [], you are advised to consult the Metropolitan Police's Crime Prevention Design Advisor, Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel. 01895 250538).

7 I19 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.

Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

8 I24 Works affecting the Public Highway - General

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW

9 I45 Discharge of Conditions

Your attention is drawn to conditions 3, 5, 6, 8, 9, 10, 11, 12, 14, 16, 17, 18, 19, 20, 21, 22, 28, 29, 30, 31, 32, 34, 35, 36, 37, 39, 40, 41, 42, 45, 46, 48, 51, 52 and 55 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these condition(s). The Council may consider taking enforcement action to rectify the breach of this condition(s). For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

10

You are advised that should a scheme for Closed Circuit Television (CCTV) be proposed for the site, you should liaise with the Metropolitan Police Crime Prevention Officer to ensure that this is compatible with the Council's CCTV system.

11

The Applicant is advised to ensure that the proposal complies with Part B of the Building Regulations.

12

Your attention is drawn to the following design guidance notes:-

- * Access for Disabled People
- * Active Design
- * Better Places for Sport
- * Designing for Sport for School Sites

- * Floors for Indoor Halls
- * Sports Halls Design
- * Natural Turf for Sport

These are located at the following address:

http://www.sportengland.org/facilities__planning/design_guidance_notes.aspx

13

You are advised that the constructional standards for acoustics for new school buildings, including extensions to existing school buildings and new schools formed by change of use of other buildings, are covered by the Building Regulations. The normal way of satisfying the acoustic requirements of the regulations is to meet the values for sound insulation, reverberation time and internal ambient noise which are given in Building Bulletin 93 The Acoustic Design of Schools. For these purposes, the proposed buildings may be subject to detailed design checks and on-site inspection by Building Control Bodies. Building Bulletin 93 also contains advice on ventilation.

14

Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

- i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;
- ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use best practicable means as defined in section 72 of the Control of Pollution Act 1974;
- (iii) Measures should be taken to eliminate the release of dust, odours and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in The control of dust and emissions from construction and demolition: best practice guidelines, Greater London Authority, November 2006; and
- iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

For further information and advice, contact the Environmental Protection Unit, 3S/02 Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW (tel. 01895 250155).

15

With regard to flooding condition 3, where hotspots are identified, for example at WS7, then these should be removed and backfilled with clean validated materials.

16

In order to check that the proposed stormwater system meets the requirements of the Environment Agency, the following information would need to be provided:

- a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds and soakaways. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
- b) Confirmation of the critical storm duration.
- c) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.

- d) Where on site attenuation is achieved through attenuation ponds or similar, calculations showing the volume of these are also required.
- e) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.
- f) Calculations should demonstrate how the system operates during a 1 in 100 year critical duration storm event. If overland flooding occurs in this event, a plan should also be submitted detailing the location

If any controlled waste is to be removed off site, then site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility.

If the operator wishes more specific advice they will need to contact the Environment Management Team at our Hatfield offices on 08708 506 506 or look at available guidance on our website www.environment-agency.gov.uk/sub'ects/waste/

17

Should this proposal be granted planning permission, then in accordance with the waste hierarchy, we wish the applicant to consider reduction, reuse and recovery of waste in preference to off site incineration and disposal to landfill during site construction.

The Duty of Care regulations for dealing with waste materials are applicable for any off-site movements of wastes. The developer as waste producer therefore has a duty of care to ensure all materials removed go to an appropriate licensed disposal site and all relevant documentation is completed and kept in line with regulations.

If any waste is to be used on site, the applicant will be required to obtain the appropriate exemption or authorisation from us. We are unable to specify what exactly would be required if anything, due to the limited amount of information provided.

If the applicant wishes more specific advice they will need to contact the Environment Management Team at our Hatfield office on 08708 506 506 or look at available guidance on our website <http://www.environment-agency.gov.uk/sub'ects/waste>.

18

You are advised that with regard to traffic impact modelling, the Council will expect that calibration and validation data for the traffic model is submitted as part of the detailed design stage.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the southern side of Wood End Green Road between Cromwell Road and Leven Way, Hayes. The site is located in a predominantly residential area, it is generally flat and has an area of approximately 7.35 ha.

The current school roll is 845 pupils, comprising 815 secondary school pupils and 30 nursery pupils. The school employs some 97 staff and the existing buildings have a total gross internal floor area of 12,149 sq m.

The existing buildings range in height from single to three storeys and are positioned towards the north-east corner of the site adjacent to Wood End Green Road. Most of the buildings, which were developed in the 1950s and 60s, are in poor condition and in need of repair. There are two recently constructed buildings, one on the Wood End Green Road frontage and the other to the rear of the site, together with a single storey changing room block. The main building, Block B, which hosts the dining hall constitutes 2-3 storeys, whilst block C is single storey, and Block A is a two storey building.

The Western and Southern part of the site consists of extensive playing fields and sport pitches. To the south of the school buildings is an all-weather pitch surrounded by an earth mound and acoustic fencing on two sides. A multi-use games area is located adjacent to the northern boundary behind the existing houses fronting Wood End Green Road.

There are a number of mature trees on the site. These include a very large Cedar on the Wood End Green Road frontage and a group of conifers and broadleaved trees in the core of the site between Blocks A, B and C, and a clump of mature trees in the playing fields / sports pitches behind the school buildings on the front and middle of the site.

Three parking areas are located at the northern end of the site, accessed off Wood End Green Road, containing a total of 62 car parking spaces. There is not currently any dedicated pupil pick-up and drop-off spaces on the site.

The school sits adjacent to low rise residential development with a mixture of detached, semi-detached and terraced houses to the east and west. The height of the adjacent buildings vary, but are generally two storeys high. To the south of the site is the Hayes Stadium, for which planning permission has been granted for a 261-unit residential scheme.

The site has a Public Transport Accessibility Level (PTAL) of 1a on a scale of 1 to 6 where 1 represents the lowest level of public transport accessibility.

3.2 Proposed Scheme

The proposal is an outline application, with all matters reserved (access, appearance, landscaping, layout & scale). The scheme seeks to retain Block E and F, which are more recent developments. All other buildings would be demolished.

The proposed redevelopment would provide a new integrated all through school, comprising nursery, primary and secondary school as well as adult education, replacing the existing nursery and secondary school on the site.

The redevelopment is a part of the Building Schools for the 21st Century programme (BS21), which is part of a national initiative that will see every state secondary school in England rebuilt or remodelled over the lifetime of the programme. The BS21 programme is also running alongside other investment programmes for pre-schools and primary schools in the borough. The first phase of the programme will focus on schools in the south of the borough, with the second phase covering those in the north.

The wider community will also benefit from the programme. The Council aims to make schools centres of excellence for learning, sport, leisure, education and culture, offering facilities within schools to Hillingdon residents both in and outside of school hours.

As part of the BS21 Programme, Hillingdon are looking to obtain outline planning consent

for their two sample scheme schools. The two sample scheme schools are:

- i) Rosedale College, and
- ii) Abbotsfield and Swakeleys (which also includes the relocation of Highfield Primary School onto the site).

These two schools will be the first in the borough to be refurbished, remodelled and rebuilt to achieve the Council's educational vision.

The existing Rosedale College has the capacity to accommodate 1,110 pupils. The expanded school would have the capacity to accommodate a maximum of 1,864 pupils, comprising 75 nursery places, 630 primary school places and 1159 secondary school places. The increased capacity would cater for local population growth in the Hayes Area, which cannot otherwise be accommodated on other nearby sites.

Indicative plans have been submitted with the application to show how the proposal could potentially be delivered on the site. At this stage, the design proposals are indicative and may not be the final proposals that come forward as part of the detailed application.

The indicative scheme proposes outdoor playing fields and sports pitches, multi use games areas and flood lighting.

There are currently 62 parking spaces within the site. The proposal would increase the number of parking spaces to 131 in total. This represents an increase of 69 car parking spaces.

The indicative scheme provides for 42 pupil pick-up and drop-off spaces on the site. It is proposed to stagger the start times for each of the 3 schools (nursery, primary and secondary) to even out traffic flows at the start and end of the school day. A mini bus system is also proposed, to transport children to and from the site who would otherwise travel by car. A Framework Travel Plan has been developed as a mechanism to promote other sustainable modes of transport including public transport, walking, cycling and car sharing arrangements for staff

A renewable energy statement has been submitted with the application to demonstrate how the proposal could achieve a 20% reduction in carbon dioxide emissions.

3.3 Relevant Planning History

16034/APP/2004/3053 Hayes Manor School Wood End Green Road Hayes

RELOCATION OF EXISTING GRASS FOOTBALL PITCH AND ERECTION OF A NEW SINGLE STOREY CHANGING PAVILION, FLOODLIT ALL- WEATHER PLAYING PITCH AND 400 METRE RUNNING TRACK

Decision: 21-12-2004 Approved

16034/APP/2005/2118 Hayes Manor School Wood End Green Road Hayes

RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE, LANDSCAPING AND MEANS OF ACCESS) OF THE LIBRARY/OPEN LEARNING CENTRE AND ELECTRICITY SUBSTATION IN PART COMPLIANCE WITH CONDITION 2 OF OUTLINE PLANNING PERMISSION REF.16034/APP/2005/ 705 DATED 18/05/2005: PHASED DEVELOPMENT TO INCLUDE A NEW 3-STOREY TEACHING BLOCK, ADULT EDUCATION FACULTY, AND OTHER ACADEMIC BUILDINGS (PHASE A1), LIBRARY/OPEN LEARNING

CENTRE (PHASE A2), SPORTS CENTRE/CHANGING ROOMS (PHASE A3), JOINT SERVICE CENTRE/HEALTH CENTRE/CHILDREN'S HEALTH CENTRE (PHASE A4) FLOODLIT ALL WEATHER PLAYING PITCH/ ATHLETICS TRACK AND GRASS FOOTBALL PITCH (PHASE B1) AND HARD PLAYING SURFACE (PHASE B2)

Decision: 25-10-2005 Approved

16034/APP/2005/705 Hayes Manor School Wood End Green Road Hayes

PHASED DEVELOPMENT TO INCLUDE A NEW 3 STOREY TEACHING BLOCK, ADULT EDUCATION FACILITY, AND OTHER ACADEMIC BUILDINGS (PHASE A1), LIBRARY/OPEN LEARNING CENTRE (PHASE A2), SPORTS CENTRE/ CHANGING ROOMS (PHASE A3), JOINT SERVICE CENTRE/HEALTH CENTRE/ CHILDREN'S HEALTH CENTRE (PHASE A4), FLOODLIT ALL-WEATHER PLAYING PITCH/ ATHLETICS TRACK AND GRASS FOOTBALL PITCH (PHASE B1) AND HARD PLAYING SURFACE (PHASE B2)(OUTLINE APPLICATION)

Decision: 10-05-2005 Approved

Comment on Relevant Planning History

The site has an extensive planning history, and of particular relevance are three extant planning permissions relating to the site that could still be acted upon.

This application seeks a significant expansion of the school. There is concern that if extant planning permissions were also implemented, then the amount of development on the site would be considered excessive.

The applicant has made it clear that they would be happy to enter into a S106 agreement with the Council to prevent the remainder of these consents being built out.

4. Planning Policies and Standards

None relevant.

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

- | | |
|--------|---|
| PT1.10 | To seek to ensure that development does not adversely affect the amenity and the character of the area. |
| PT1.30 | To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities. |
| PT1.39 | To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed. |

Part 2 Policies:

- | | |
|-----|--|
| AM1 | Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations |
| AM7 | Consideration of traffic generated by proposed developments. |

AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM10	Incorporation in new developments of additions to the proposed cycle network
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC2	Nature conservation considerations and ecological assessments
LPP 4A.7	London Plan Policy 4A.7 - Renewable Energy
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
OL9	Areas of Environmental Opportunity - condition and use of open land
POBS	Planning Obligations Supplementary Planning Document, July 2008
PPG24	Noise
R4	Proposals that would involve the loss of recreational open space
R6	Ancillary recreational facilities
R7	Provision of facilities which support arts, cultural and entertainment activities
R8	Loss of facilities which support arts, cultural and entertainment activities
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R11	Proposals that involve the loss of land or buildings used for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 15th February 2010

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was advertised as major development under Article 8 of the Town and Country Planning (General Development Procedure) Order 1995 and 2,574 neighbours together with the Townfield and Hayes Town Centre Residents Associations were notified of the application.

One submission was received which raised the following concerns:

i) Existing school children display antisocial behaviour and trespass on neighbouring properties. Additional pupils will exacerbate issues.

ENGLISH HERITAGE

No objections are raised, subject to the imposition of the following condition and informative on any consent:

CONDITION:

No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

INFORMATIVE:

The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage guide lines.

Should significant archaeological remains be encountered in the course of the initial field evaluation, an appropriate mitigation strategy, which may include archaeological excavation, is likely to be necessary.

THAMES WATER DEVELOPMENT PLANNING

Raise no objection subject to the imposition of informatives in relation to surface water drainage and water supply.

ENVIRONMENT AGENCY

No objections are raised, subject to conditions requiring the applicant to:

- i) Limit surface water runoff;
- ii) Prepare an adequate surface water drainage scheme;
- iii) Undertake studies (and implement any works recommended by said studies) to protect controlled waters;
- iv) Prevent unauthorised infiltration of surface water;
- v) Control piling and any other penetrative activities in order to protect controlled waters

Additionally, impose the following informatives relating to:

- i) Drainage and stormwater management;
- ii) Waste management.

SPORT ENGLAND

Raise no objection subject to the imposition of conditions and informatives:

Conditions

- i) A detailed phasing programme, setting out the level of access during each phase to playing fields;
- ii) A 'Community Use Agreement' which provides assurances that the site will be widely accessible to the community;
- iii) A maintenance and management plan;
- iv) The quality of sports pitches to an appropriately high standard.

Informatives

- i) The applicant should use Sport England design guidance notes

METROPOLITAN POLICE

The applicant was referred to the Metropolitan Police who advised that no objection would be raised to the proposal subject to the imposition of conditions requiring adequate and secure boundary treatment and the scheme achieving a 'Secure by Design' accreditation.

BAA AIRPORTS

Raise no objection subject to the imposition of conditions and informatives to protect against bird hazards and ensure any cranes and wind turbines do not present a hazard to aircraft.

NATIONAL AIR TRAFFIC SERVICE NERL SAFEGUARDING

Raise no objection.

MINISTRY OF DEFENCE (MOD) SAFEGUARDING-RAF NORTHOLT AND RAF CHENIES

Raise no objection.

Internal Consultees

TREES AND LANDSCAPE OFFICER

The trees on the site are not protected by Tree Preservation Order or Conservation Area designation. Nevertheless, the mature trees are large and conspicuous features in the local landscape, and contribute to the visual amenity and character of the area. The trees of higher values should be protected and retained as part of any redevelopment of the site.

The illustrative layout is informed by the tree-related and landscape information. Plans show the retention of the valuable trees/features at the front of the site, including the roadside Cedar and the group of mature trees at the core of the site, and large-scale landscaping, tree planting, in particular on the road frontage, around the fields and across the site, to be feasible.

However, depending on the layout of the sports pitches, etc, some or all of the trees forming the clump in the fields at the rear of the existing buildings may have to be removed and replaced as part of the comprehensive landscaping scheme.

Conclusion

No objections subject to conditions TL1, TL2, TL3, TL4, TL6, TL7, and TL21, and a condition requiring the submission and approval, and implementation, of a landscape management plan for the site.

HIGHWAYS OFFICER

Pedestrian and vehicular access to the site will continue to be taken from Wood End Green Road.

The level of car and motorcycle parking is considered acceptable and also meets the Council's requirements for 10% disabled parking spaces. 10% of the car parking spaces should be provided with electric vehicle charging points. The details of the access and car parking should be covered

through a suitable planning condition.

To reduce the numbers of students arriving to and leaving from the site by car, 5 minibus parking bays are proposed for a minibus service to transport 75 pupils (in 5 buses) to and from the site.

The applicant has proposed a Car Parking Management Plan to minimise the demand for car parking. A detailed Car Parking Management Plan would be required at a detailed stage, which should be secured through a suitable planning condition or obligation.

Travel Plan

A framework travel plan has been submitted to reduce reliance on private motor car and promote sustainable travel. The applicant should provide a bond of £50,000 for parking remedial measures if the development results in parking issues. This should be covered through a S106 agreement.

A sliding scale of penalties should be incorporated in the S106 agreement to ensure the applicant implements the measures in the Travel Plan.

Walking & Cycling

A total of 207 cycle storage spaces are proposed for the development, which accord with TfL cycle parking standards. As such cycle storage is considered acceptable. Conditions should be imposed to ensure cycle parking is covered and secure and that shower and changing facilities are provided.

Traffic Impact

The junction capacity assessment for the surrounding road network identifies that the proposals would not have any material adverse impact on the surrounding road network.

Public transport

A number of buses operate in the surrounding area. The nearest rail station is Hayes & Harlington Station; however it is outside the accessible walking distance from the school. The existing modal split information identifies that this is not a well used mode of travel. The proposals are therefore considered to have a marginal impact on Hayes & Harlington Station.

Refuse and Recycling

Conditions should be imposed to require refuse vehicle swept paths analysis.

URBAN DESIGN

The existing buildings, range in height from one to three-storeys and are positioned towards the north-east corner of the site, adjacent to Wood End Green Road.

The Western and Southern part of the site, consists of extensive playing fields and sport pitches.

The condition of the existing school buildings, which were developed in the 1950s and 60s, vary considerably. The scheme seeks to retain Block E and F, which are more recent developments (other buildings are to be demolished). The core of the site is characterised by a copse of mature trees, which contributes to the distinctiveness and amenity of the site in wider terms.

The proposed new school buildings form a circle with the copse as the center. This is a strong design principle which gives legibility and clarity to the scheme. The indicative plans show that building heights would vary between three and two storeys for the main built elements.

The proposal is considered to be an interesting, yet functional scheme, which improves the visual appearance of the street scene. The scheme is considered to represent a reduction in the scale of the buildings that are currently on the site. Particularly when viewed from the street.

In summary, no objection.

ENVIRONMENTAL PROTECTION UNIT

Noise

No objection, subject to the imposition of the following conditions and informatives:

Conditions:

- i) Noise mitigation measures to ensure noise levels within school buildings are acceptable;
- ii) Noise mitigation measures to ensure noise levels from plant and equipment does not harm amenity of nearby occupiers;
- iii) Noise mitigation measures to ensure noise associated with the use of external playing areas does not harm amenity of nearby occupiers,
- iv) Noise mitigation measures to ensure noise associated with demolition and construction activities does not harm amenity of near by occupiers,

Informative:

- i) Internal noise levels with school buildings must comply with relevant legislation.

Flood lighting

To safeguard the amenity of surrounding properties and to accord with policy BE13 of the UDP and policy 4B.1 of the London Plan, conditions should be imposed on any consent granted, which prevent any floodlighting or other form of external lighting from being installed until details (including location, height, type and direction of light sources and intensity of illumination) have been agreed to by the Council.

Contamination

No objections are raised, subject to the imposition of the Council's standard contamination conditions and informatives.

Air Quality

No objection subject to the imposition of the following conditions:

- i) Construction and demolition method statement;
- ii) Details of a scheme which specifies the provisions to be made for the control of air pollutants from any biomass boiler proposed on the site.

Access

Subject to the imposition of relevant conditions, no objection is raised.

POLICY

Policies R9 and R10 of the Hillingdon Development Plan Saved Policies September 2007 support the principle of the redevelopment of the school and community facilities, subject to their compliance with other relevant development plan policies. As such, subject to the scheme complying with other relevant development plan policies, no objection in principle to the development.

WASTE SERVICES

Raise no objection subject to imposition of conditions to ensure adequate waste and recycling facilities are provided.

PLANNING OBLIGATIONS OFFICER

Seek the following heads of terms:

- i) The unimplemented portions of the following extant planning permissions, shall upon the implementation of this consent be extinguished:
 - a) 16034/APP/2005/2118 - Open Learning centre (the western portion of the building has not been

built);

b) 16034/APP/2004/3053 - Floodlit all weather Playing Pitch (the single storey changing room pavillion and 400m running track have not been constructed);

c) 16034/APP/2005/705 - Master Plan (any unimplemented buildings);

ii) 10 year travel plan prepared in accordance with TfL's guidance and to include a bond quantum of £50,000.

iii) Pedestrian (PERS) and cycling audits undertaken and submitted for approval to the local authority, before commencing development.

iv) Undertake a bus stop accessibility study and undertake any necessary works identified in the study, before commencing development.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application seeks to provide improved education and community facilities at Rosedale College, while increasing the schools capacity, for use by residents of Hayes and the surrounding area.

Policies R9 and R10 of the Hillingdon Development Plan Saved Policies (September 2007) support the principle of the redevelopment of the school and community facilities, subject to their compliance with other relevant development plan policies.

As is set out in the body of this report, it is considered that (subject to relevant conditions and planning obligations) the scheme could achieve compliance with relevant development plan policies. As such no objection is raised to the proposal in relation to policies R9 or R10 of the Hillingdon Development Plan Saved Policies (September 2007).

Policy 3A.18 of the London Plan is also considered relevant, and encourage the provision of improved and additional community facilities. The application is in keeping with this policy.

No objection is raised in principle to the proposal.

7.02 Density of the proposed development

The London Plan density guidance relates specifically to residential properties. As such, the density of non-residential schemes needs to be assessed on a case by case basis. In this instance, given the large size of the site, no objection is raised in terms of density.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

English Heritage have reviewed the outline application and have advised that it is highly unlikely that archaeological features will be affected by the development proposals. English Heritage have recommend that the archaeological position should be reserved by way of conditions. The relevant conditions are recommended.

7.04 Airport safeguarding

BAA Safeguarding and National Air Traffic Services have raised no objection to the proposal.

7.05 Impact on the green belt

The site is not located within (or adjacent to) the Green Belt.

7.07 Impact on the character & appearance of the area

All matters, including layout, scale and appearance are reserved for future consideration.

The core of the site is characterised by a copse of mature trees. This copse is located between Blocks A, B and C, and contributes to the distinctiveness and amenity of the site.

Indicative plans show that the copse would be retained. The proposed new school buildings form a circle with the copse as the central nave. The Council's Urban Design Officer has advised that this is a strong design principle and is considered to give legibility and clarity to the scheme.

The proposed building heights vary between two and three storeys for the main built elements. The indicative plans are considered to show that, subject to conditions, a scheme could be accommodated on the site which would be visually interesting, functional and would not cause harm to the appearance of the wider area.

Given the dilapidated state of existing buildings within the scheme, it is considered the indicative proposals improve the visual appearance of the street scene. The indicative scheme is considered to represent a reduction in the bulk and scale of existing buildings and to enhance the character of the street scene in Wood End Green Road.

Subject to conditions, it is considered that the indicative plans have outlined that a scheme of the size and scale proposed, could be developed on the site, without causing harm to the character and appearance of the area.

7.08 Impact on neighbours

LIGHT, PRIVACY, VIEWS

Policies BE20, BE21 and BE 24 of the UDP seek to protect the amenity of neighbouring occupiers, requiring new buildings to be laid out, designed and of a scale which ensures that harm is not caused to amenity in terms of loss of privacy, outlook and levels of sunlight and daylight.

The indicative plans show how a scheme (of the size and scale proposed) could be located on the site, in a position, that would not result in a loss of light or overshadowing of adjoining residences.

While layout is a reserved matter, the indicative plans show that the scheme could be accommodated on the site whilst maintaining adequate separation distances (well in excess of 21m) between the new buildings and existing dwellings adjoining the site's boundaries. No objection is raised in relation to overlooking.

Shadow diagrams have been provided as part of the application. These demonstrate that adequate sunlight and daylight can penetrate into and between the buildings. The indicative site plan proposals are considered to be consistent with Policy BE20 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

NOISE

The application was referred to the Council's Environmental Protection Unit who advised that noise from out door playing areas could affect residential amenity. Given the outline nature of the scheme (all matters reserved), there is currently no certainty in relation to layout/location of out door playing areas (including multi use games areas and the like). As such, a condition is recommended requiring that at the detailed design stage, a scheme of noise mitigations be provided to protect the amenity of nearby occupiers.

Conditions and informatives are also recommended to ensure that noise levels within buildings are acceptable given the educational nature of the site.

FLOOD LIGHTING

Floodlighting is proposed, however the outline nature of the scheme (all matters

reserved), there is currently no certainty in relation to layout/location of any flood lighting. To safeguard the amenity of surrounding properties and to accord with policy BE13 of the UDP and policy 4B.1 of the London Plan, conditions should be imposed on any consent granted, which prevent any floodlighting or other form of external lighting from being installed until details (including location, height, type and direction of light sources and intensity of illumination) have been agreed to by the Council.

7.09 Living conditions for future occupiers

Existing educational facilities on the site are dilapidated and fail to meet Department for Children, Schools and Families educational space requirements in terms of space per person, layout and access for disabled persons.

The Gross Internal Floor Area of the new buildings would provide sufficient space per child to accord with required standards. New buildings would also need to accord with modern day building and fire safety regulations. Additionally, access to the new buildings for disabled persons could be assured at the reserved matters stage.

Subject to conditions to control the detail design of buildings (including noise levels and disabled access etc) at reserved matters stage, no objection is raised to the scheme in terms of conditions for future occupiers.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

PARKING

There are currently 62 parking spaces within the site. The proposal would increase the number of parking spaces to 131 in total. This represents an increase of 69 car parking spaces.

Vehicular access to the site will continue to be taken from Wood End Green Road via two of the existing accesses. Pedestrian access will be via two separate accesses on Wood End Green Road.

The application was referred to the Council's Highways Engineer who advised that the Rosedale College school travel survey shows were undertaken using an appropriate methodology, and that parking for cars and motor cycles is considered acceptable and would also meet the Council's requirements for 10% of spaces designed for disabled users.

Transport for London (TfL) and the Greater London Authority (GLA) have advised that 10% of the car parking spaces should be provided with electric vehicle charging points. Conditions are recommended to ensure access and car parking areas are designed appropriately and to secure electric vehicle charging points for at least 10% of parking spaces.

In addition to the proposed car parking, 5 minibus parking bays have been proposed for a minibus service to transport 75 pupils (in 5 buses) to and from the site.

The applicant has proposed a Car Parking Management Plan to minimise the demand for car parking. A detailed Car Parking Management Plan would be required at a detailed stage. A condition is recommended to secure this.

TRAVEL PLAN

A framework travel plan has been submitted to reduce reliance on private motor car and promote sustainable travel. To ensure the travel plan is implemented adequately, the applicant will be required to provide a bond of £50,000. This would be used to cover the

cost of parking remedial measures should travel plan measures not secure a modal shift from cars to more sustainable means of transport.

Various other incentives would be included within the Travel Plan to ensure its adequate implementation. These include a sliding scale of financial penalties embedded within the S106 legal agreement.

WALKING & CYCLING

A total of 207 cycle storage spaces are proposed, which accord with TfL cycle parking standards and are considered acceptable. Conditions are recommended to ensure adequate cycle storage provision.

TRAFFIC IMPACT

The junction capacity assessment for the surrounding road network has been carried out in accordance with required standards. The assessment identifies that the proposals would not have any material adverse impact on the surrounding road network.

PUBLIC TRANSPORT

A number of buses operate in the surrounding area. At the detailed stage, the applicant will be required to submit a bus stop accessibility study to determine what improvements (if any) to the bus stops in the surrounding area are required.

The nearest rail station is Hayes & Harlington Station; however it is outside the accessible walking distance from the school. The existing modal split information identifies that this is not a well used mode of travel. The proposals are therefore considered to have a marginal impact on Hayes & Harlington Station.

REFUSE

A condition is recommended which requires the applicant to provide at the detailed design stage details to show that refuse vehicles can adequately access the site.

7.11 Urban design, access and security

Although only at outline stage, the indicative proposals incorporate crime prevention strategies. These include:

- i) Secure perimeter fencing;
- ii) Lockable pedestrian and vehicular access points into the site;
- iii) Footways within the site being well lit and appropriately located to provide good natural surveillance;
- iv) Increased community use and subsequent natural surveillance of the site.

Other more detailed security measures will be developed in consultation with the Council's Crime Prevention officer as part of the detailed planning application. A condition is recommended requiring the application achieve 'secure by design' accreditation.

7.12 Disabled access

Due to the outline nature of the application, details of the physical accessibility to the buildings are limited. However, one of the identified benefits of the proposal is to create improved access to disabled groups through investment in modern buildings, which conform to the appropriate standards.

The application is considered acceptable in terms of disabled access, providing that at the reserved matters stage, plans provide sufficient detail to allow assessment of buildings in relation to car parking, pedestrian movement, points of entry, together with an indication of how the individual buildings will interrelate and be used.

In addition, it is paramount to ensure that inclusive design, including issues relating to horizontal evacuation and building features that allow disabled people to escape independently during a fire emergency, can be successfully incorporated into the various building footprints, as proposed.

Appropriate conditions are recommended to ensure adequate parking facilities and suitable signage are provided for people with disabilities, in compliance with policies R16 and AM15 of the UDP.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

The trees have been the subject of a tree survey by Broad Oak Tree Consultants Ltd, in accordance with BS 5837:2005. The report includes a tree survey/constraints plan (ref. J40.16/01) based on a topographical survey.

The survey confirms that most of the trees pre-date the school. The remainder of the tree stock is younger, having been planted as part of the development and enhancement of the school grounds.

The trees on the site are not protected by Tree Preservation Order or Conservation Area designation. Nevertheless, the mature trees are large and conspicuous features in the local landscape, and contribute to the visual amenity and character of the area. As such, the trees of higher value should be protected and retained as part of any redevelopment of the site.

The illustrative layout of the proposal is informed by the tree-related and landscape information. It shows that the phased redevelopment of the site, and the retention of the valuable trees/features at the front of the site, including the roadside Cedar and the group of mature trees at the core of the site.

Indicative plans show that:

- i) Retention of valuable trees;
 - ii) Large-scale landscaping and tree planting (and in particular on the road frontage, around the fields and across the site)
- would be feasible.

The application was referred to the Council's Trees and Landscape Officer who advised that subject to conditions, TL1, TL2, TL3, TL4, TL6, TL7, TL21 and a condition requiring the submission and approval, and implementation, of a landscape management plan for the site, the application would be acceptable in terms of Saved Policy BE38 of the UDP.

7.15 Sustainable waste management

Policy 4A.22 of the London Plan requires the provision of suitable waste and recycling storage facilities in all new developments.

The application is supported by a Waste Management statement which sets out objectives to provide waste storage areas for both waste and recycling in areas which are appropriate in terms of access arrangements.

Given the outline nature of the application the refuse and recycling storage areas are not shown at this stage, however there is sufficient scope within the outline proposals for appropriately located and designed storage facilities to be provided. Subject to an appropriate condition the development would accord with policy 4A.22 of the London Plan.

7.16 Renewable energy / Sustainability

Chapter 4A of the London Plan requires developments to incorporate sustainable design features and make a contribution towards mitigating and addressing climate change.

Policy 4A.1 requires developments to make the fullest contribution to the mitigation of and adaptation to climate change and to minimise emissions of carbon dioxide. The policy requires that proposals use less energy, supply energy efficiently and use renewable energy.

Policy 4A.7 requires that developments achieve a reduction in carbon dioxide emissions of 20% from on site renewable energy generation (which can include sources of decentralised renewable energy) unless it can be demonstrated that such provision is not feasible.

Policy 4A.11 expects major developments to incorporate living roofs and walls where feasible to achieve as many of the following objectives as possible: accessible roof space, adapting to and mitigating climate change, sustainable urban drainage, enhancing biodiversity and improved appearance.

The application is supported by a renewable energy statement which address the above issues.

The methodology of the statement and indicative measures proposed would achieve a 20% reduction in carbon dioxide emissions through a number of renewable energy technologies, including solar photovoltaic panels, solar water heating, wind turbines, ground source heat pumps and biomass heating.

The application seeks outline planning permission with all matters reserved. It is considered that subject to appropriate detailed design at reserved matters stage, the outline proposals currently under consideration would be capable of meeting the policy criteria of the London Plan.

Subject to conditions to secure details of the incorporation of the Mayor's Energy Hierarchy (or a detailed and appropriate justification for the lack of such provision) alongside the submission of any reserved matters submission it is considered that the development would accord with the sustainability policies set out within chapter 4A of the London Plan and the objectives set out within PPS1 and PPS - Planning and Climate Change.

7.17 Flooding or Drainage Issues

Planning Policy Statement 25: Development and Flood Risk requires that a Flood Risk Assessment must accompany development proposals for buildings on sites comprising one hectare or above. Accordingly the applicant submitted a Flood Risk Assessment, which was referred to the Environment Agency (who have a statutory powers on flood risk issues).

The Environment Agency raised no objection to the scheme, subject to the imposition on any permission granted of conditions to secure:

- i) Mitigation measures to limit and contain run off;
- ii) Sustainable Urban Drainage;
- iii) Prevent unauthorised infiltration of surface water drainage into the ground;
- iv) Appropriate disposal of foul water

Relevant conditions are recommended, and the proposals are considered to be in compliance with policies OE7 and OE8 of the UDP.

7.18 Noise or Air Quality Issues

NOISE

The planning application is supported by an acoustic report, which was considered by the Council's Environmental Protection Unit (EPU). The EPU have advised that the acoustic assessment was carried out in accordance with the guidelines contained in Building Bulletin 93: Acoustic Design of Schools.

The following noise issues have been considered with respect to the proposed scheme:

- i) Acoustic design of school buildings
- ii) Noise impact of proposed development
- iii) Plant and machinery noise
- iv) Demolition and construction

i) Acoustic design of school buildings

The Council's EPU have advised that with appropriate acoustic ventilation, the acoustic design of the new or renovated school buildings will be acceptable. In this regard relevant conditions and informatives are recommended to ensure school building achieve relevant standards.

ii) Noise impact of proposed development

Noise from sports activities at the sports facilities as part of the proposed development may well have adverse impacts on residential amenity. The scheme is in outline form, with all matters reserved, as such the final location of outdoor sports pitches, Multi-Use Games Areas (MUGA's) etc are not known. A condition is recommended to ensure that plans and details of measures to mitigate noise arising from outdoor playing areas are submitted to and approved by the Council before such areas are constructed or used.

iii) Plant and machinery noise

Conditions should be imposed on any consent to control noise.

FLOODLIGHTING

The application seeks permission for floodlighting. While the indicative plans and reports indicate that floodlighting could be provided on the site without causing harm to the amenity of neighbouring occupiers, the scheme is in outline form, with all matters reserved, as such there is considerable uncertainty around the final form of development proposals.

To safeguard the amenity of surrounding properties and to accord with policy BE13 of the UDP and policy 4B.1 of the London Plan, conditions should be imposed on any consent granted, which prevent any floodlighting or other form of external lighting from being installed until details (including location, height, type and direction of light sources and intensity of illumination) have been agreed to by the Council.

Demolition and construction

Relevant conditions and informatives are recommended to control nuisance from demolition and construction work.

7.19 Comments on Public Consultations

The matters raised in resident objection have either been addressed by the applicant through amendments to the scheme or have already been addressed in the body of the report and through the imposition of relevant conditions to address concerns.

7.20 Planning obligations

The Council's S106 officer has advised that planning obligations would be required to ensure:

i) The unimplemented portions of the following extant planning permissions, shall upon the implementation of this consent be extinguished:

a) 16034/APP/2005/2118 - Open Learning centre (the western portion of the building has not been built);

b) 16034/APP/2004/3053 - Floodlit all weather Playing Pitch (the single storey changing room pavilion and 400m running track have not been constructed);

c) 16034/APP/2005/705 - Master Plan (any unimplemented buildings).

ii) 10 year travel plans to be prepared in accordance to be prepared in accordance with TfL's guidance and to include a bond quantum of £50,000.

iii) Pedestrian (PERS) and cycling audits undertaken and submitted for approval to the local authority, before commencing development.

iv) Undertake a bus stop accessibility study and undertake any necessary works identified in the study, before commencing development.

v) Bond to the quantum of £50,000 to cover any remedial parking measures.

Subject to a legal agreement to secure the Heads of Terms set out within the recommendation the application would provide for appropriate planning obligations.

7.21 Expediency of enforcement action

Not relevant in this case.

7.22 Other Issues

None relevant.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest

infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

None.

10. CONCLUSION

This application relates to the redevelopment of Rosedale College. Outline planning permission (with all matters reserved) is sought to demolish the majority of buildings on the site and to then construct new school buildings to provide an integrated all through school, comprising nursery, primary and secondary school as well as adult education, replacing the existing nursery and secondary school on the site.

No objection is raised in principle to the proposals.

The indicative plans indicate that existing trees and other landscape features of merit would be retained. The plans also depict buildings of a size and set in location that would not be unduly intrusive in appearance, and would not result in overlooking or overshadowing of neighbouring properties.

The two existing and relatively modern buildings on the site would be retained, all others would be demolished. Given the dilapidated state of existing buildings, no objection is raised to the proposed demolition.

The scheme shown in the indicative plans represents a reduction in the bulk and scale of existing buildings. It is considered that the indicative plans demonstrate that a scheme, of the size and type proposed, subject to conditions, could be accommodated on the site without causing harm to the appearance of the area or to residential amenity.

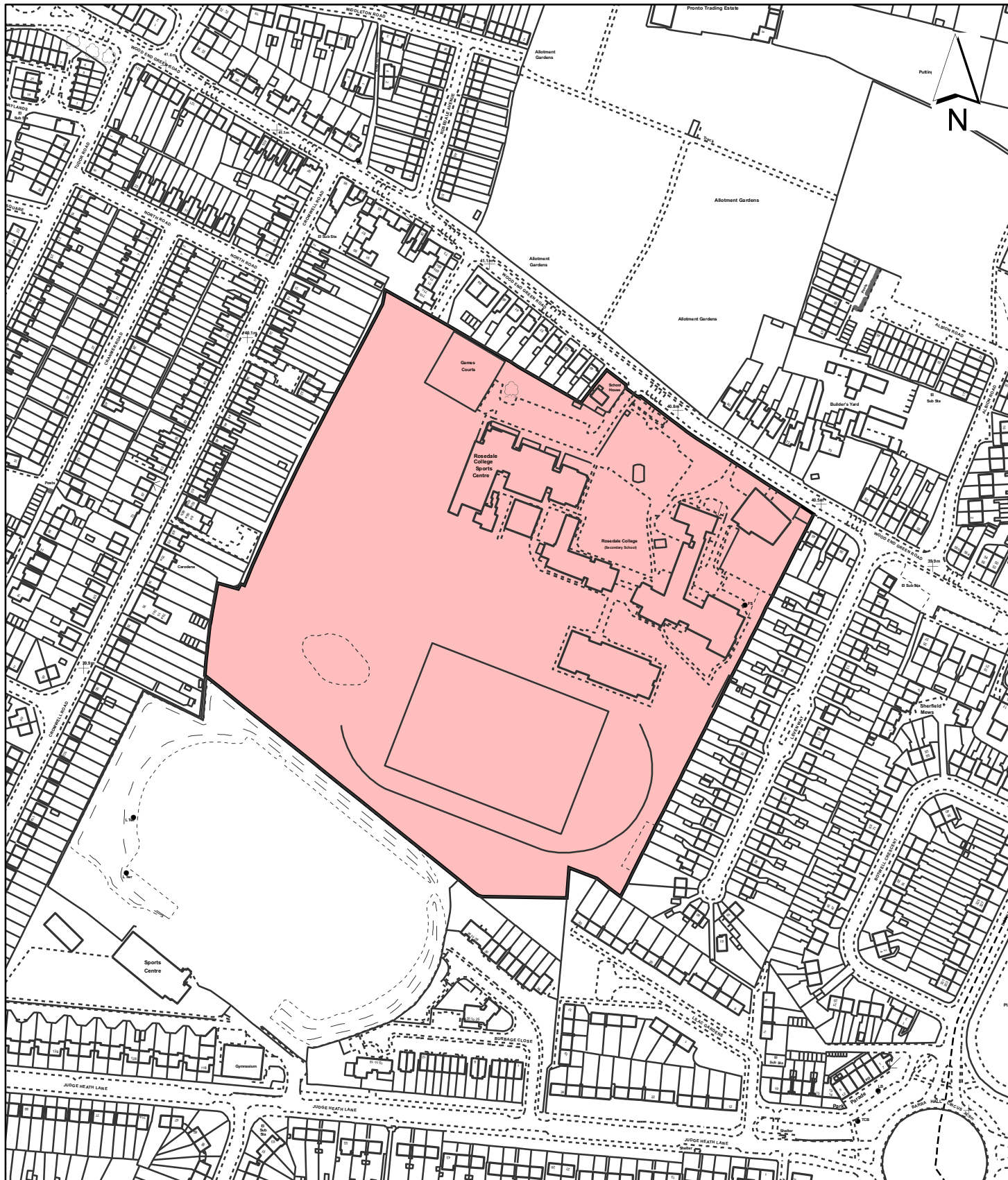
Subject to conditions and planning obligations secured through a S106 legal agreement, approval is recommended.

11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies September 2007
London Plan (February 2008)
PPG1 General Policies & Principles
PPG13 Transport
PPG17 Sport & Recreation
PPG24 Planning & Noise
PPS 25 Development and Flood Risk

Contact Officer: Matthew Duigan

Telephone No: 01895 250230



Notes



Site boundary

For identification purposes only.

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London Borough of Hillingdon
100019283 2009

Site Address

**Rosedale College
Wood End Green Road
Hayes**

Planning Application Ref:

16034/APP/2009/2611

Planning Committee

Central and South

Scale

1:3,000

Date

February 2010

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
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