

Report of the Corporate Director of Planning & Community Services

Address ABBOTSFIELD AND SWAKELEYS SCHOOL CLIFTON GARDENS
HILLINGDON

Development: Redevelopment of the site (including demolition of existing buildings) to provide a new co-located school campus comprising a 2 form of entry primary school including 30 place nursery (total 450 pupils), two x 7 form of entry secondary schools (combined total 2,706 pupils), maximum gross internal floor area 27,274sqm, maximum height of 4 storeys and a maximum of 238 on-site car parking spaces, as well as associated landscaping, access works, playing fields with ancillary floodlighting (Outline application, all matters reserved).

LBH Ref Nos: 3505/APP/2009/2711

Drawing Nos: ASH-AP(0)002
ASH-AP(0)003
Design & Access Statement by Seymour Harris Architecture
ASH-AP(0)001
Air Quality Assessment by Robert West Consulting Engineers
Outline Planning Light Pollution Study by Clancy Consulting Engineers
Flood Risk Assessment by Robert West Consulting Engineers
Phase 1 Contamination Report by Robert West Consulting Engineers
Archaeological Desk Based Assessment by Robert West Consulting Engineers
Noise Impact Assessment by Robert West Consulting Engineers
Statement of Community Involvement by Blue Compass Planning
Transport Assessment by WSP
Report on Tree Inspections by Robert West Consulting Engineers
Sustainability/Renewable Energy Statement by Navigant Consulting
Visual Impact Assessment by Capita Lovejoy
Supplimental Transport Report
Revised Framework Travel Plan by WSP
Revised Flood Risk Assessment

Date Plans Received: 10/12/2009 **Date(s) of Amendment(s):** 10/12/2010

Date Application Valid: 10/12/2009

1. SUMMARY

Outline planning permission is sought for development of 27,274sqm of new academic floor space, access works, parking, playing fields and infrastructure. The new development will replace existing floor space (which is all to be demolished). All matters have been reserved for future consideration, although a number of illustrative plans have been submitted.

The site is located within an area designated as Green Belt land and the existing teaching facilities are accommodated in a number of low scale buildings, (ranging between 3m and 10m in height) that occupy a total footprint of 16,481sqm. The proposed scheme seeks to rationalise the existing accommodation across the site, providing new teaching facilities over a smaller ground area (the proposal would occupy a foot print of 12,189sqm).

The applicant has advised that existing facilities fail to meet educational space requirements in terms of space per person, layout and access for disabled persons. The proposal would accommodate existing students in facilities, which meet the relevant standards and that provide fully accessible classrooms.

The proposal will also provide opportunities to increase the openness of the Green Belt land, improve the built environment, including meeting renewable energy requirements, and improve will links with the local community.

Subject to conditions, the proposals do not result in a loss of open space and in the long term would incorporate improved sports facilities.

The indicative plans demonstrate that it would be possible for a scheme of the size and type proposed to safeguard the character and function of the Green Belt without causing unacceptable harm to the residential amenity enjoyed by occupiers of nearby residential properties.

Conditions are recommended to ensure that proposals at the reserved matters stage would not cause harm to the Green Belt. As such approval is recommended, subject to a S106 legal agreement being entered into and conditions which seek to ameliorate any impacts on this Green Belt setting.

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 application be referred to the Mayor under Article 5 of the Town and Country Planning (Mayor of London) Order 2008.

2. That the application be referred to the Secretary of State as a departure from the provisions of the Development Plan, in accordance with paragraph 3 of the Town and Country Planning (Development Plan and Consultations) (Departures) Directions 1999.

3. That the Council enter into a legal agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following:

- i) 10 year travel plan, to be prepared in accordance to be prepared in accordance with TfL's guidance.**
- ii) A financial contribution of £20,000 towards air quality monitoring initiatives.**
- iii) A contribution equal to 5% of the total cash contributions to enable the management and monitoring of the S106 agreement.**
- iv) Provision of a pedestrian crossing on Long Lane.**
- v) Various off site highways works.**
- vi) A pedestrian (PERS) and cycling audit and undertake any works identified in the audit as being necessary.**
- vii) Undertake a bus stop accessibility study and undertake any works identified in the audit as being necessary.**
- viii) Undertake a study of future capacity of local buses, and to meet costs any capacity enhancements to local busses made necessary by the scheme.**
- ix) A £50,000 bond to cover any remedial parking measures.**

4. That the applicant meets the Council's reasonable costs in the preparation of the Section 106 agreement and any abortive work as a result of the agreement not being completed.

5. That the officers be authorised to negotiate the terms of the proposed agreement.

6. That if the S106 agreement is not signed within six months of the date of determination the application is refused under delegated powers in the basis that the application has failed to address planning obligation requirements.

7. That should the Secretary of State not call in the application, and subject to the Mayor of London not directing the Council under Article 6 of the Town and Country Planning (Mayor of London) Order 2008 to refuse the application, or issue a direction under Article 7 of the Order, that the Mayor of London is to act as the local planning authority for the purpose of determining the application, and on completion of the S106 Agreement, the application be determined by the Director of Planning and Community Services under delegated powers.

8. 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 any 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 for 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

Before commencing development, a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment approved shall be completed before the buildings are occupied or in accordance with a timetable agreed in writing by the Local Planning Authority. 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 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.

8 MCD14 Ventilation System - details

Before commencement of each phase of development, details of the air ventilation system (including for the ventilation of kitchen fumes and odours) for the relevant phase 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.

9 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 nearby 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 OE1 and OE3 of the London Borough of Hillingdon Unitary Development Plan Saved Policies (September 2007) and policies 3A.18 and 4A.14 of the London Plan (February 2008).

10 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).

11 NONSC Assessment of ground conditions

Prior to development commencing, the applicant shall undertake:

- (i) A detailed assessment of ground conditions of the land on which it is proposed to locate sports facilities (including playing fields) and including an analysis of drainage and topography, to identify constraints which could affect playing field quality; and
- (ii) Based on the results of the assessment required in (i) above, the applicant shall prepare a detailed scheme (including any measures necessary to ensure that the playing fields will be provided to an acceptable quality) which shall be submitted to and approved

in writing by the Local Planning Authority (in consultation with Sport England).

The approved scheme required by section (ii) above shall be complied with in full prior to commencement of the remainder of the permitted development.

REASON

To ensure that site surveys are undertaken for new or replacement playing fields and that any ground condition constraints can be and are mitigated to ensure provision of an adequate quality playing field and to accord with policy 3A.18 of the London Plan (February 2008).

12 OM2 Levels

No phase of development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of buildings proposed in the relevant phase 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 of each phase 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 with the Local Planning Authority, no building shall exceed 4 storeys or 14m in height above the existing ground level.

REASON

To prevent over development of the site and to ensure that the scale and massing of the 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), and to safeguard the visual amenities of the Green Belt and to accord with PPG2 - Green Belts and Policies OL1, OL2 and OL5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

14 NONSC Refuse and recycling

Before each phase of development commences, details of refuse and recycling storage facilities (including any open air storage or recycling facilities) for waste material awaiting disposal, including details of any screening, for the relevant phase shall be indicated on plans to be submitted to 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 that adequate facilities are provided and to safeguard the visual amenities of the Green Belt and to accord with Policies OL1, OL2 and OL5 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 and protect the visual amenities of the Green Belt in accordance with policies OE1, BE13, OL1 and OL4 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 (including any asbestos) 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

Before development commences, a scheme shall be submitted to and approved in writing by the Local Planning Authority which sets out the measures, which shall include boundary treatment, lighting and CCTV, to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details 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.

18 OM19 Construction Management Plan

Prior to development commencing, the applicant 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.
- (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.

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 - submission of details

Development shall not begin until details of all traffic and car parking arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access, creation of new accesses, pick up and drop of areas and means of surfacing) 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 adequate facilities are provided and to protect pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policies AM14 and AM15 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 where vehicular access to the highway is created, 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 NONSC Car parking management

The development hereby approved shall not be commenced until details of a parking management 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

Before commencing any phase of development, details of covered and secure cycle storage, changing facilities, lockers and showers for users of and visitors to the relevant phase of development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the relevant phase of development shall not be occupied or brought into use until the approved cycling facilities for that phase have been implemented in accordance with the approved plans and detail, 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 H17 Washing of Construction Vehicles

Provision shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

REASON

To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway in accordance with Policy AM7 of the Hillingdon Unitary Development Plan.

24 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).

25 TL2 Trees to be retained

Trees, hedges and shrubs shown 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.

26 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:

- i) There shall be no changes in ground levels;
- ii) No materials or plant shall be stored;
- iii) No buildings or temporary buildings shall be erected or stationed.
- iv) No materials or waste shall be burnt; and.
- v) 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).

27 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. 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) Plans and details of positive enhancements and extensions to existing habitat area or the creation of new habitat areas.

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 policies OL9, BE38 and EC2 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and policy 3D.14 of the London Plan (February 2008).

28 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).

29 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).

30 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).

31 NONSC Floor space, site coverage and students

Unless otherwise agreed in writing by the Local Planning Authority, the combined total proposed internal floor areas shall not exceed 27,274sqm and the total number of students (full time equivalent) at the site at any time shall not exceed 3,156 pupils. The total footprint/site coverage of proposed buildings shall not exceed 12,200sqm.

REASON

To prevent over development of the site and to ensure that the scale and massing of the buildings are appropriate to their setting and to comply with the terms of the application and to accord with PPG2 - Green Belts, policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), and to safeguard the visual amenities of the Green Belt and to accord with Policies OL1, OL2 and OL5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

32 N11 Control of plant/machinery noise

No plant and/or machinery shall be used on any building 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 rating level of noise emitted from plant and/or machinery forming part of the proposed development shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142: Method for rating industrial noise affecting mixed residential and industrial areas.

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).

N12

~~33~~ air extraction system. ~~Air extraction system noise and odour~~ A detailed noise and odour scheme for the control of noise and odour emanating from buildings 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).

34 NONSC Flood mitigation measures

Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall only be carried out in accordance with the approved Flood Risk Assessment (FRA), BS21: Abbotsfield & Swakeleys Schools, Ref: 2887/001/R1582C, January 2010 and the following mitigation measures:

- i) Limiting the surface water run-off generated by the 1 in 100 year critical storm to 19.3l/s so that it will not increase the risk of flooding off-site;
- ii) Provision of approximately 2800 cubic metres of storage on site to attenuate all storm events up to and including the 1 in 100 year event, taking into account the effects of climate change;
- iii) Provision of sustainable drainage techniques including green roofs, soakaways, infiltration trenches, permeable paving, oversized pipes and storage tanks/cells.

REASON

To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site in accordance with Policy OE7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policies 4A.14, 4A.17 and 4A.18 of the London Plan (February 2008).

35 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.

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.

36 NONSC Protection of ground water

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).

37 DRC3 Foul Drainage

No development shall commence until details of foul water discharge and methods of on-site storage of foul water have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until these approved drainage works have been completed unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure that the proposed development does not exacerbate an existing flooding problem or cause a new flooding problem in accordance with Policy OE9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policies 4A.14, 4A.17 and 4A.18 of the London Plan (February 2008).

38 NONSC Unknown contamination

If any potentially contaminated ground is found on the site during the development works the developer shall carry out investigations and chemical testing of the potentially contaminated ground. Any contaminated land shall be remedied (i.e. removed or rendered innocuous) to the satisfaction of the Local Planning Authority. Copies of all documentation relating to the aforementioned investigations and works including chemical testing, the remediation scheme, the remedial works and the validation report shall be submitted to and approved by the Local Planning Authority.

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).

39 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).

40 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).

41 NONSC Archaeological work

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).

42 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).

43 SUS8 Electric Charging Points

Before development commences, plans and details demonstrating that 10 percent of parking spaces for the development are provided with charging points capable of charging multiple vehicles simultaneously for electric vehicles, 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.

44 NONSC Hours of use

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 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.

45 NONSC Noise

Development for each phase of the hereby approved master plan 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 OE5 of the Hillingdon Unitary Development Plan.

46 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) Measures to prevent Heavy Goods Vehicles from using the service accesses from Pole Hill Road and Charville Lane West.

c) Measures (including but not limited to a locked gate) to prevent the use of the Pole Hill Road and Charville Lane West access ways outside the approved hours of operation.

d) The timing and frequency of deliveries.

e) Measures to combine deliveries in order to reduce numbers and frequency and to

promote the use of quieter and less polluting vehicles.

f) 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.

47 NONSC Dis2

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.

48 NONSC Dis3

Development of individual phases of development shall not commence until details of parking provision for wheel chair users 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.

49 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).

50 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).

51 NONSC Set back

Unless otherwise agreed in writing by the Local Planning Authority, there shall be no new buildings constructed within:

- i) 155m of any part of the northern site boundary;
- ii) 55m of any part of the western site boundary;
- iii) 20m that part of the eastern site boundary adjoining the Home Covert Woodland;
- iv) 220m of that part of the eastern site boundary adjoining Pole Hill Road;
- v) 70m of that part of the southern site boundary adjoining the rear gardens of dwellings fronting The Larches;
- vi) 210m of that part of the southern site boundary adjoining the pedestrian foot path between Charville Lane West and Pole Hill Road.

For the purposes of this condition 'buildings' shall not mean any fencing, pathways, flood lighting, car parking area, sports pitches, play areas, shelters or the like.

REASON

To prevent over development of the site and to accord with PPG2 - Green Belts, policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), and to safeguard the visual amenities of the Green Belt and to accord with Policies OL1, OL2 and OL5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

52 NONSC Noise mitigation

No development shall take place until a scheme to mitigate noise impacts from the use of the site, and in particular 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).

53 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 indicative plans demonstrate that it would be possible for a scheme of the size and type proposed to safeguard the character and function of the Green Belt without causing unacceptable harm to the residential amenity enjoyed by occupiers of nearby residential properties. Subject to conditions, the proposals would not result in harm to the Green Belt, residential amenity, or the highways net work.

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.

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
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
AM1	Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
AM2	Development proposals - assessment of traffic generation, impact

AM7	on congestion and public transport availability and capacity
AM8	Consideration of traffic generated by proposed developments.
AM9	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM10	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM4	Incorporation in new developments of additions to the proposed cycle network
AM14	Safeguarded road proposals - schemes shown on Proposals Map
AM15	New development and car parking standards.
BE13	Provision of reserved parking spaces for disabled persons
BE18	New development must harmonise with the existing street scene.
BE19	Design considerations - pedestrian security and safety
BE20	New development must improve or complement the character of the area.
BE21	Daylight and sunlight considerations.
BE24	Siting, bulk and proximity of new buildings/extensions.
BE38	Requires new development to ensure adequate levels of privacy to neighbours.
OE1	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE3	Protection of the character and amenities of surrounding properties and the local area
OE5	Buildings or uses likely to cause noise annoyance - mitigation measures
OE8	Siting of noise-sensitive developments
PPG2	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
LPP3D.9	Green Belts
LPP 4A.7	Green Belt
LPP 4B.1	London Plan Policy 4A.7 - Renewable Energy
LPP 4B.5	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4A.3	London Plan Policy 4B.5 - Creating an inclusive environment.
LPP 4A.20	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 3A.15	London Plan Policy 4A.20 - Reducing Noise and Enhancing Soundscapes
LPP 3A.21	London Plan Policy 3A.15 - Protection and enhancement of the social infrastructure and community facilities
LPP 3C	London Plan Policy 3A.21 - Adequate provision of pre-school places
LPP 3C.22	Chapter 3C of the London Plan - Connecting London, improving travel in London
	Improving conditions for cycling

3

With regard to condition 36. You are advised that if percolation tests indicate the criteria required in condition 36 cannot be met, the following mitigation measures would be acceptable:

- i) Limiting the surface water run-off generated by the 1 in 100 year critical storm to

41.2l/s so that it will not increase the risk of flooding off-site.

ii) Provision of approximately 9000m³ of storage on site to attenuate all storm events up to and including the 1 in 100 year event, taking into account the effects of climate change.

iii) Provision of sustainable drainage techniques including green roofs, permeable paving, oversized pipes and storage tanks/cells.

4

It is recommended that the requirements of Planning Policy Statement 23 and Environment Agency Guidance on Requirements for Land Contamination Reports should be followed.

Contaminated soil that is excavated, recovered or disposed of, is controlled waste. Therefore, its handling, transport, treatment and disposal is subject to waste management legislation, which includes: i) Duty of Care Regulations 1991 ii) Hazardous Waste (England and Wales) Regulations 2005 iii) Environmental Permitting (England and Wales) Regulations 2007 Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed off site operations is clear.

If in doubt, you are advised to contact the Environment Agency for advice at an early stage to avoid any delays.

5

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).

6

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).

7

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

With regard to water supply, this comes within the area covered by the Veolia Water Company. For your information the address to write to is - Veolia Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

8 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.

9 19 Community Safety - Designing Out Crime

Before the submission of reserved matters/details required by condition 2, you are advised to consult the Metropolitan Police's Crime Prevention Design Advisor, Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel. 01895 250538).

10 119 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).

11 124 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

12 145 Discharge of Conditions

Your attention is drawn to condition(s) 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 15, 18, 19, 20, 21, 22, 23, 25, 27, 30, 31, 33, 37, 39, 41, 42, 43, 44, 45, 46, 48, 49, 50, 51, 54 & 56 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).

13

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.

14

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

15

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 guidelines.

Archaeological monitoring of geotechnical investigations would be a suitable initial method of evaluating deposit survival on the site. The findings will inform the requirement for further evaluation. Should significant archaeological remains be encountered, mitigation comprising further archaeological fieldwork is likely to be necessary.

16

At the reserved matters stage the Council will undertake consultation with Sport England who have advised that they will seek to secure by way of condition a Community Use Scheme including details of access policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review.

17

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

18

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 way of normally 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.

19

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).

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 site is designated as Green Belt land under the Council's Unitary Development Plan Saved Policies (September 2007) (the UDP) and also falls within an Area of Environmental Opportunity and an Air Quality Management Area. It adjoins a Nature Conservation Site of Metropolitan or Borough Grade 1 Importance and a Countryside Conservation Area to the east.

The site is not within a Conservation Area nor are any of the buildings listed. Although there are a number of mature trees scattered across the site, none are protected by Tree Preservation Orders.

The primary access to the site is from Clifton Gardens. The site is irregular in shape, occupies an area of 16.93ha and currently accommodates Abbotsfield Boys School and Swakeleys Girls School.

Abbotsfield has capacity for 1,164 pupils and Swakeleys has capacity for 1,080 pupils. The total capacity of the two schools is therefore 2,244 pupils. The existing buildings on the site have a gross internal floor area of 18,876sqm.

There is a considerable level change across the site (12.5m). Land slopes downward from the south towards the north. The existing buildings are located towards the centre of the site (on high ground) and are one to two-storeys in height.

The northern boundary adjoins the rear gardens of properties fronting Sutton Court Road. The southern portion of the site (which accommodates school buildings and playing fields) is mostly flat.

Vehicle access to the two schools is via Clifton Gardens with a secondary access off Pole Hill Road. Pedestrian access is also available from Sutton Court Road and Charville Lane West.

There are 132 marked parking spaces available across both sites; 117 accessed from Clifton Gardens and 15 from Pole Hill Road.

In terms of public transport accessibility, the site has a moderate Public Transport Accessibility Level (PTAL) of 1a. The nearest bus stops are on Long Lane (300m), Uxbridge Road (600m) and Pole Hill Road (500m). These are served by the 697, 698, 975, U2, 427, 195 and U7 routes covering destinations such as Uxbridge, West Drayton, Ickenham, Hayes and Hounslow.

The nearest tube station is Hillingdon which is some 1km to the north of the site. This is served by the Piccadilly and Metropolitan Lines with regular services east towards the London and west towards Uxbridge. Buses run along Long Lane linking the tube station to the site.

Pedestrian and cycle access is via the existing local road network.

3.2 Proposed Scheme

Outline planning permission is sought for the redevelopment of the site to provide a co-located school campus comprising a primary school and two secondary schools.

The proposed school would comprise:

- i) A 30 place nursery and 2 form of entry primary school with a maximum capacity of 450 pupils (including the nursery);
- ii) Two secondary schools would accommodate 14 forms of entry with a maximum capacity of 2,706 pupils.

The total capacity of the campus would therefore be 3,156 pupils, 912 more than the existing situation (2,244 pupils).

The applicant has advised that the increased capacity is required to ensure the long term adequacy of primary and secondary school places in this part of the borough.

The proposal is submitted in outline form with all matters reserved for future consideration (access, appearance, landscaping, layout & scale).

In accordance with Circular 01/2006, indicative plans have been submitted with the application to demonstrate how the proposal could potentially be delivered on the site. However, the design proposals are indicative only and may not be the final proposals that come forward as part of the detailed application.

3.3 Relevant Planning History

3505/AS/95/1213 Swakeleys School Clifton Gardens Hillingdon

Erection of a two storey teaching block, new sports hall together with internal alterations of the existing school to form a new teaching area involving the enclosure of the existing external courtyard

Decision: 26-10-1995 Approved

3505/AT/98/0061 Swakeleys School Clifton Gardens Hillingdon

Erection of a single storey teaching block

Decision: 22-04-1998 Approved

3505/S/79/0217 Swakeleys/Abbotsfield Sec School Clifton Gardens Hillingdon

Extension/Alterations to Educational premises (P) of 120 sq.m.

Decision: 21-03-1979 ALT

3505/Z/82/0516 Swakeleys/Abbotsfield Sec School Clifton Gardens Hillingdon

Alterations to elevation (P)

Decision: 15-06-1982 ADH

Comment on Relevant Planning History

None

4. Planning Policies and Standards

None

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- | | |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PT1.1 | To maintain the Green Belt for uses which preserve or enhance the open nature of the area. |
| 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:

- | | |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| OL1 | Green Belt - acceptable open land uses and restrictions on new development |
| OL2 | Green Belt -landscaping improvements |
| OL4 | Green Belt - replacement or extension of buildings |
| 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 |
| AM1 | Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations |
| AM2 | Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity |
| 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 |
| AM4 | Safeguarded road proposals - schemes shown on Proposals Map |

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
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.
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
PPG2	Green Belts
LPP3D.9	Green Belt
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.
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4A.20	London Plan Policy 4A.20 - Reducing Noise and Enhancing Soundscapes
LPP 3A.15	London Plan Policy 3A.15 - Protection and enhancement of the social infrastructure and community facilities
LPP 3A.21	London Plan Policy 3A.21 - Adequate provision of pre-school places
LPP 3C	Chapter 3C of the London Plan - Connecting London, improving travel in London
LPP 3C.22	Improving conditions for cycling

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **13th January 2010**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was advertised in the local press, on the Council's web site, a site notice was displayed at the site and letters were sent to 2,356 surrounding occupiers.

Letters were also sent to the Oak Farm Residents Association and John McDonnell MP.

Nineteen individual letter in opposition to the application were received raising the following concerns:

- i) Flood lighting may have an adverse impact on residential amenity late at night,
- ii) The outline nature of the scheme (with all matters reserved) means that it is difficult for residents to understand what the impacts will be,
- iii) The scheme will worsen traffic congestion in surrounding roads (particularly around Clifton Gardens and Sutton Court Road) and there will be an increase pressure on 'on street' parking, particularly at 'drop off and pick up' times,
- iv) If Car Parking Zones (CPZ's) were to be introduced into surrounding streets, then this will represent a cost to residents which has been caused by the development,
- v) There is doubt over the viability of the Travel Plan,
- vi) There is concern that proposed traffic mitigation measures won't be implemented/enforced,
- vii) The scheme will introduce a primary school use to the site and it is proposed that facilities could be used by community groups in the evening, as such the scheme involves changes of use, which are not reflected in the description of the development,
- viii) The use of facilities by community groups outside school hours would result in noise impacts for neighbours. Hours of operation should be controlled,
- ix) The acoustic report is inaccurate,
- x) Overlooking of neighbouring residences would occur from the new buildings,
- xi) The scheme will increase crime and antisocial behaviour,
- xii) Impacts during the construction phase (including construction traffic) will cause adverse impacts on amenity,
- xiii) The scheme will result in tax increases,
- xiv) Extra students will mean that busses will be more heavily used,
- xv) The buildings will interfere with TV and Radio reception,
- xvi) The proposed development is not required,
- xvii) Accidents (collisions between cars and pedestrians) would increase as a result of the scheme,
- xviii) The height and scale of buildings will degrade the openness of the Green belt,
- xix) Emergency vehicles will be unable to reach the site,
- xx) The scheme will result in a reduction in the number of primary schools,
- xxi) The scheme will result in overshadowing of neighbouring residences,
- xxii) There have been petitions raised objecting to the proposal before the planning application was lodged.

In addition to responses from nearby occupiers, the following organisations and authorities have also made submission in relation to the scheme:

GREATER LONDON AUTHORITY COMMENTS

The application does not comply with the London Plan. The following changes might, however, remedy the deficiencies, and could possibly lead to the application becoming compliant with the London Plan:

- i) Green Belt: Illustrations of views of the proposed development and further evidence of how the built form steps down' the slope across the site might mitigate the increase in height and reduce the visual impact of the scheme should be submitted,
- ii) Sports facilities and community Use: The applicant should provide further information about what facilities will be open to the wider community, when they will be available and how this will be secured. The applicant should resolve the matters raised by Sports England as set out in the report,
- iii) Design and access: The applicant should submit 1:500 sections of the proposed massing in its wider context. Also further details of the elevation treatment, height and access aspects should be provided,
- iv) Energy: The applicant should provide additional energy information.
- v) Sustainable design and construction: The applicant should provide detailed information on how it intends to comply with London Plan Policies 4A.9 - 4A.8

vi) Biodiversity: The applicant should confirm what impact the proposed development would have on the adjacent area of countryside conservation and nature conservation site of borough grade I importance.

vii) Transport: The applicant should provide additional transport and parking information and make the changes set out earlier in this report.

ENVIRONMENT AGENCY COMMENTS

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

Conditions

- 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

Informatives:

- i) The requirements of Planning Policy Statement 23 and our Guidance on Requirements for Land Contamination Reports should be followed;
- ii) Contaminated soil that is excavated, recovered or disposed of, is controlled waste. Therefore, its handling, transport, treatment and disposal is subject to waste management legislation, which includes: i) Duty of Care Regulations 1991 ii) Hazardous Waste (England and Wales) Regulations 2005 iii) Environmental Permitting (England and Wales) Regulations 2007 Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed off site operations is clear. If in doubt, we should be contacted for advice at an early stage to avoid any delays.

TRANSPORT FOR LONDON (TfL)

In principle, TfL does not have any objection to the proposed development, however there are a number of outstanding issues to be addressed in order for it to comply with London Plan policy as follows:

- i) Provision of a scale drawing identifying the arrangement of the site and vehicle access arrangements, parking areas, drop-off / collection areas, pedestrian and cycle routes and cycle parking locations and relevant vehicle tracking diagrams;
- ii) Details of the management and operation of the proposed drop-off area at Charville Lane West;
- iii) A full review of pedestrian and cycle facilities in the area to be undertaken and measures outlined to make improvements;
- iv) Confirmation that a Toucan crossing be provided over Long Lane in the vicinity of the Clifton Gardens junction to be secured through the S106 agreement;
- v) Details of the cycle parking to be provided and agreed;
- vi) A reduction in car parking to ensure that car trips are discouraged;
- vii) Provision of disabled parking bays at 5% of the parking provision and electric charging points at 20% of the provision;
- viii) A full assessment of the additional bus passengers resulting from the development to determine the need for funding towards extra capacity on the local bus services; Provision of a Construction Management Plan and Servicing Management Plan;
- ix) Improvements to the Travel Plan documents to ensure compliance with the ATTrBuTE evaluation.

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.

THAMES WATER

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

LONDON FIRE AND EMERGENCY PLANNING AUTHORITY

Raise no objection subject to the imposition of an informative advising the applicant of the need to comply with Part B of the Building Regulations.

ENGLISH HERITAGE

Raise no objection subject to the imposition of conditions and informatives to secure a programme of archaeological works.

The development of this site is likely to damage archaeological remains (if any exist). 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 guidelines.

Archaeological monitoring of geotechnical investigations would be a suitable initial method of evaluating deposit survival on the site. The findings will inform the requirement for further evaluation. Should significant archaeological remains be encountered, mitigation comprising further archaeological fieldwork is likely to be necessary.

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.

Sport England also requested that the proposed shared habitat zone be removed from the southwest corner of the site, northwards to the rear of the proposed caretakers house to provide a more useable playing field space for the primary school.

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.

In response to concerns raised by the GLA, EA, TfL and the Council, the Applicant submitted revised plans on 2 February 2010. These revised plans were renotified on 3 February 2010.

Internal Consultees

URBAN DESIGN

The application was referred to the Council's Urban Design Advisor who in summary noted that given the scale of the development and the importance and sensitivity of the application site, for the forthcoming reserved matters application, it is vital to require section plans (at a scale of 1:500) showing existing and proposed ground levels. Future site plans will need to depict ground levels, given the specific topography of the site, to minimise any visual impact of the development.

The massing and height needs to be studied in further detail in the forthcoming reserved matters applications, as to minimise the impact on the Green Belt. The reserved matters landscaping scheme should aim to retain the characteristics of the existing landscape setting, and should therefore have a naturalistic, free flowing character of a much grander scale than the current proposal, more in the spirit of Capability Brown.

In essence, there is scope to minimise the impact of a similar development in the reserved matters stage.

TREES AND LANDSCAPING

The application was referred to the Council's Trees and Landscaping advisor who advised that the Applicant's tree survey was carried out in accordance with BS5837:2005, the industry standard. It was also noted that the trees on the site are not protected by Tree Preservation Order or Conservation Area designation.

The Council's Trees and Landscaping advisor noted that most of the trees are on, or close to, site boundaries. Therefore, with careful site planning existing trees should not pose a serious constraint on the development. The Trees and Landscaping advisor noted that the proposed footprint of the buildings will be smaller (by some 26%) than the existing footprint. As such, the Trees and Landscape advisor who advised that while the temporary impacts associated with the construction phase are likely to be adverse, the operational phase will result in views from the north and from the south being enhanced.

The Council's Trees and Landscape advisor raised no objection to the scheme subject to the imposition of standard conditions TL1, TL2, TL3, TL4, TL6, TL7, and TL21.

ACCESS OFFICER

The Council's Access Officer has raised objection to the scheme, in that the application is in outline form and so little detail has been provided that it is not possible to assess the adequacy or otherwise of disabled access arrangements.

HIGHWAYS OFFICER

The site is shown to be in an area with a PTAL accessibility rating of 1, (on a scale of 1-6, where 6 is the most accessible), as indicated on maps produced by TfL. The site is therefore considered to have low level of accessibility to public transport links. However a number of buses operate in the surrounding area.

The vehicular and pedestrian access arrangements would be from Clifton Gardens as the main access and Pole Hill Road as a secondary access. Access from Sutton Court Road will continue to be used as a pedestrian access. In addition, a new vehicular access is being proposed from Charville Lane West to serve the new Highfield Primary School which is proposed to also function as a collection/drop off area. Details of the accesses would be dealt with a detailed stage.

Parking

In addition to the marked bays in the pickup/drop off area, the circulation area could also be utilised for quick pickup/drop off. The level of car and motorcycle parking is considered acceptable and also meets the Council's requirements of 10% disabled parking spaces. 10% of the staff car parking spaces should provide electric charging points. The details of the access and car parking should be covered through a suitable planning condition.

It is noted that on-street/half footway parking on the surrounding streets reduces the available carriageway and footway width, which is not desirable. A separate car parking provision for collection/drop off from Clifton Gardens and parking spaces in Charville Lane West are considered to reduce the impact on other surrounding roads. The collection/drop off parking spaces would not be available for use by staff.

In addition, off site pupil collection/drop off bays in Charville Lane West are considered to provide a convenient space for collection and drop off movements associated with Highfield School, reducing short term parking demand on the surrounding streets. At this stage, it is proposed to have a short time limit (say 20 minutes) on these parking spaces. The time limit would be dealt with at a detailed stage. The applicant would be required to enter into a S278 agreement to carry out the proposed works on the highway.

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 covered through a suitable planning condition/S106.

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.

Financial penalties included within a S106 would ensure that any failure to deliver agreed measures and/or outcomes can be remedied. Any financial penalties payable would be used at the discretion of the Council to promote sustainable travel and implement transport improvements in the vicinity of the development to address the shortfalls in the Travel Plan performance.

Walking & Cycling

The expected modal shift through the Travel Plan may result in some additional cycle parking demand. The final cycle parking provision will be dealt with at a detailed stage, which should be covered through a suitable planning condition including secure, sheltered and convenient cycle parking, and shower and changing facilities.

The need for a crossing on Long Lane close to Clifton Gardens has been identified by the GLA, TfL and the Council. It has been suggested for this to be provided as a Toucan Crossing as part of a wider improvement to the cycle and pedestrian network. The location, type, and details of the crossing should be agreed with the Council and TfL. This issue should be covered through a S106 Agreement.

The travel plan has proposed a modal shift away from private motor car to sustainable modes of transport, including walking and cycling. The Personal Injury Accident data for the 3 year period up to June 2009 shows a number of accidents being recorded in the surrounding area, but no improvements have been proposed that would improve the safety of pedestrians, cyclists and vehicles in the surrounding area. Improved road safety and pedestrian/cycle routes are paramount, which would also help in achieving the target modal shift. This issue should be covered through a S106 agreement for the applicant to submit pedestrian audit (PERS) and cycle audit, and implementation of the measures agreed by the Council at the developer's expense.

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.

The proposed Travel Plan has been designed to deliver a nil net detriment solution relative to the schools' consented capacity. The phasing of development is currently expected to deliver 68% of the additional capacity by September 2013, with the remaining additional capacity being delivered by September 2014. This phasing does not however relate to school population. The Travel Plan has been designed to ensure that the school does not generate a greater quantity of vehicle trips than proposed in the Travel Plan, irrespective of the rate of occupation of the school, and therefore irrespective of any phasing.

Effects on public transport

A full assessment of the anticipated additional bus patronage including the likely origins of the new students should be provided to TfL/London Buses, in order to determine the full impact of the additional students on the local bus routes.

A number of buses operate in the surrounding area. At the detailed stage, the applicant should submit a bus stop accessibility study to determine improvements to the bus stops in the surrounding area and carry out the works agreed by the Council and TfL. This should be covered through a S106 agreement.

The nearest tube station is Hillingdon. The station is within the 2km PPG13 walking distance, but is outside the 960m TfL PTAL distance for rail/tube station. The existing modal split information identifies that this is not a well used mode of travel. The proposals are considered to have a marginal impact on Hillingdon Station.

Conclusion & Recommendation

No objection is raised on the highways and transportation aspect of the development subject to the above issues being covered by suitable planning conditions and S106 agreement.

Conditions to cover;

1. Access and parking
2. Cycle parking, including shower and changing facilities (number of spaces to be agreed at a detailed stage)
3. Car Parking Management Plan to minimise the demand for car parking

S106 Agreement to cover;

1. Travel Plan and penalties.
2. Submission of pedestrian audit (PERS) and cycle audit, and implementation of the measures agreed by the Council and TfL at the developer's expense.
3. Bus stop accessibility study and implement of works agreed by the Council at the developer's expense.
4. Bond of £50,000 for parking remedial measures.
5. Contributions for improvements to bus services, if deemed necessary by TfL.
6. S278 for off site Highway works.
7. Provide a crossing on Long Lane. Location, type and details of the crossing shall be submitted to and approved in writing by the LPA.

Informative to cover;

1. Calibration and Validation data for the traffic model to be submitted at a detailed stage

WASTE SERVICES

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

POLICY

The development constitutes inappropriate development in the Green Belt. PPG2 notes that very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. In this case, the potential harm would be to the openness and visual amenities of the Green Belt.

The applicant has outlined the very special circumstances as to why the development should take place. In essence, these are;

- i) the overall need for education provision in the Borough,
- ii) the fact that redevelopment on the site has been kept to an absolute minimum and
- iii) the lack of alternative sites.

The proposals involve a reduction in overall built footprint on the site, indicating that the adverse impact on openness may not be significant and is being reduced. The height of proposed buildings will also need to be considered as part of this assessment.

Policy OL4 of the UDP sets out criteria to ensure that there is no undue intensification or enlargement of buildings in the Green Belt. The applicant will need to ensure these criteria are met and the impact on openness is minimised.

In accordance with policy R10 of the UDP, the nature of the use is supported, subject to other policy considerations.

It is noted that the new facility includes significant additional pitches and MUGA space. Whilst these may have some impact on openness, recreational facilities are considered as acceptable uses in the Green Belt.

ENVIRONMENTAL PROTECTION UNIT

CONTAMINATION

No objection subject to the imposition of the Council's standard contaminated land condition on any permission that may be given, (note schools are considered a sensitive end use).

It is also advisable to include an appropriate condition with regard to the safe removal of any asbestos containing materials at the site prior to demolition works commencing.

AIR QUALITY

No objection subject to a planning obligation to secure £20,000 for on going monitoring of air quality made necessary by the development.

NOISE

No objection subject to conditions and informatives as follows:

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 near by occupiers;
- iii) Noise mitigation measures to ensure noise associated with the use of external playing areas does not harm amenity of near by 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.

FLOODLIGHTING

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.

PLANNING OBLIGATIONS OFFICER

Policy R17 of the Unitary Development Plan states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open spaces, facilities to support arts, culture and entertainment facilities through planning obligations in conjunction with other development proposals.'

Planning obligations are required to secure an air quality monitoring contribution, provision of a comprehensive Travel Plan, and fees to cover project management and monitoring.

ENERGY/BIODIVERSITY OFFICER

The Council's Sustainability Officer has advised that there is legislative requirement for the redevelopment of the school to achieve the BREEAM 'Very Good' standard, which the applicant has agreed to achieve.

The site is within an area designated as an area of environmental opportunity. Policy OL9 of the UDP gives the policy direction for these areas:

In areas of environmental opportunity including the Colne Valley Park the Local Planning Authority will keep the condition and use of areas of open land under review and where appropriate, make or consider with other land owners positive improvements or rehabilitation proposals in accordance with the policies of this plan

The development should demonstrate that it will have a positive impact on the area of opportunity and on biodiversity as a whole.

Schools can provide a valuable insight into the role and importance of nature conservation by incorporating habitat areas within the site boundary. The redevelopment of the site provides an ideal opportunity to incorporate an increased amount of land for the purposes of nature conservation. The landscaping conditions should include a requirement for ecological enhancements to be achieved.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site is designated in the UDP as Green Belt. Development within such areas is subject to National Planning Policy Guidance Note 2 - Green Belts (PPG2). PPG 2 notes that new buildings in the Green Belt are inappropriate development unless they are to be used for:

- i) Agricultural or forestry purposes
- ii) Essential facilities for outdoor recreation
- iii) Limited extensions to existing dwellings
- iv) Limited infill in existing villages
- v) Limited infill on major sites identified in adopted local plans

The proposal does not satisfy the above criteria and is therefore inappropriate development. PPG 2 notes that there is a presumption against inappropriate development on Green Belt land.

Policy OL1 of the UDP reiterates PPG2, stating that within the Green Belt, the Council will not grant permission for new buildings other than for agriculture, horticulture, forestry, nature conservation, open air recreational facilities, or cemeteries. In this regard, the application represents a departure from Policy OL1.

PPG2 makes it clear that it is only in very special circumstances, (circumstances which clearly outweigh harm caused to Green Belt land by inappropriate development) that permission can be granted to inappropriate development in the Green Belt.

It is the applicant's contention that very special circumstances exist and that these circumstances justify a departure from Policy OL1. The Design and Access Statement submitted in support of the application sets out the information relating to very special circumstances exist, these are summarised below:

EDUCATIONAL NEED

The applicant has advised that the proposed 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 Applicant contends that the wider community will also benefit from the programme, in that the redevelopment 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) Abbotsfield and Swakeleys (which also includes the relocation of Highfield Primary School onto the site), and
- ii) Rosedale College.

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

PLANNING OFFICERS COMMENT - EDUCATIONAL NEED

The existing facilities on site 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 (GIFA) of the new buildings would meet required standards.

Forecasts show that the number of students in the area served by the school is expected to increase. Existing buildings do not have the capacity to accommodate additional students.

The applicant has advised that the existing Highfield Primary School is operating at capacity and there is limited opportunity for further expansion (the site is constrained). Given the size and proximity of the Abbotsfield and Swakeleys site, the opportunity exists to relocate and expand Highfield Primary School.

The relocation of Highfield Primary School from its present location to within the application site would enable the existing Primary School site to be redeveloped as a special needs school, replacing the existing Chantry School (a special needs school), which is currently unable to accommodate a full range of educational facilities given the condition of existing buildings at that facility and constrained nature of that site. The Chantry School site would then be redeveloped as a replacement site for the Hillingdon Tuition Centre, which is currently located in a wholly inappropriate building on a constrained site of some 0.2ha with no external play space and inadequate learning facilities.

In summary, it is considered that there is a demonstrable educational need for the development.

EDUCATIONAL BENEFIT

The applicant has advised that the relocation and expansion of Highfield Primary School would enable the Council to deliver a campus style development with facilities from nursery age through to 18, including the opportunity for single sex education and collaborative learning.

The applicant has advised that the campus style approach is designed to make the best and most efficient uses of resources by providing primary school children with access to specialist resources and facilities which may otherwise not be available to them (e.g. all-weather indoor and outdoor sports facilities, science laboratories, technology suites, performance spaces and comprehensive ICT facilities).

PLANNING OFFICERS COMMENT - EDUCATIONAL BENEFIT

The co-location of the 3 schools onto one site sharing some common facilities would allow the Council to provide students with access to a wider range of facilities, enabling greater collaboration, choice and curriculum diversity and ensuring a smoother transition from primary into secondary school.

In summary, it is considered that there is a demonstrable educational benefit that would arise from the development.

LACK OF ALTERNATIVE LOCATIONS

The Applicant has advised that Abbotsfield and Swakeleys and the adjoining Highfield Primary School are part of a network of schools in the borough, each serving a particular catchment. There are no suitable building sites within the immediate vicinity and to consider sites further afield would adversely affect the delivery of education in the Boroughs education planning areas.

PLANNING OFFICERS COMMENT - LACK OF ALTERNATIVE LOCATIONS

Relocating the school or parts of it would create significant logistical and safety problems and would be unsustainable and impossible to manage. It is considered that in this case there are not alternative sites where the development could be located.

MINIMUM DEVELOPMENT NECESSARY

The Applicant has advised that the scheme provides only the minimum space required to

meet future needs to Department for Children, Schools and Families standards and no more.

PLANNING OFFICERS COMMENT - MINIMUM DEVELOPMENT NECESSARY

The proposal would actually decrease the proportion of site covered by buildings. Reducing site coverage would retain the generally open character and appearance of the site.

In terms of the scale of the development, it is considered that the additional floor space could be satisfactorily accommodated without undue harm to residential amenity and the environment generally.

PLANNING OFFICERS COMMENT - ANALYSIS OF VERY SPECIAL CIRCUMSTANCES AND POLICY

The existing school buildings do not comply with modern Department for Children, Schools and Families or equity of access and mobility standards. Anticipated increases in student numbers, changes to the curriculum necessary to serve the specific needs of local children, as well as the continued deterioration of existing buildings make redevelopment of the school buildings necessary. There are not alternate sites where new facilities could realistically be developed. In this case, it is considered that there are very special circumstances to justify the proposed development in the Green Belt.

Policy R10 of the Council's UDP notes that the Council will regard proposals for new buildings for education services (including primary and secondary school buildings and as discussed throughout the remainder of this report) as acceptable in principle subject to the other policies of this plan. In this regard the proposal (including the addition of the primary school onto the site) accords with policy R10 of the UDP.

A screening opinion was undertaken to establish if under Circular 2/99 (Environmental Impact Assessments), the application would need to be accompanied by an Environmental Impact Assessment (EIA). The screening opinion concluded that the scheme was not of the sort for which an EIA would be required and was adopted by the London Borough of Hillingdon on 14/10/2009.

Subject to conditions and planning obligations, the application is therefore considered acceptable in principle.

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, and that the scheme will result in an overall reduction in floor area no objection is raised in terms of density.

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

While the site is not with a heritage conservation area or area of special character, the application was referred to English Heritage, who advised that the development would be of a sort and scale that any archaeological remains (if any exist) would be damaged. As such conditions are recommended to require archaeological monitoring and geotechnical investigations. The findings would inform the requirement for further evaluation.

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

SITE COVERAGE

The broad approach adopted in the outline proposals is one of concentrating development within fewer buildings, which occupy less of the site. The proposed buildings would have a gross internal floor area (GIA) of 27,274sqm (GIA of existing buildings is 18,876sqm).

The additional floor space would be accommodated in a more compact building footprint. The Design and Access Statement submitted in support of the application provides an analysis of the portion of the site that would be covered by buildings:

Foot print of existing buildings on the application site = 16,481sqm

Foot print of proposed buildings on the application site = 12,189sqm

Proposed reduction in foot print of buildings on the application site = 4,292sqm

Percentage reduction in building foot print = 26 percent

The proposals represent a reduction in portion of the site covered by buildings; subject to conditions (which are recommended) the proposals would also result in an increase in the openness of the Green Belt.

Sufficient accommodation will need to exist to accommodate students during construction and demolition; in this regard the sequence of construction and demolition is important. To ensure the sequence of development is undertaken in a sensible and sustainable manner and to protect the visual amenities of the Green belt during construction and demolition, conditions are recommended to control phasing.

VIEWS

Currently existing buildings prevent views across the southern part of the site. In this regard the proposed rationalisation of buildings would create a visual connection (which does not currently exist) between the main site entrance (Clifton Gardens) and the Green Belt areas to the east/southeast towards Pole Hill Road.

The indicative plans show that new buildings would be set back between 21m and 45m from the eastern boundary of the site, which is considered sufficient distance to allow room for additional landscaping and screen planting to be introduced (to soften the appearance and screen the view of new buildings).

From the western boundary, the indicative plans indicate that new buildings could be set back by at least 60m. This is compared to the existing arrangement of buildings, which locates two buildings on the western boundary (i.e. no set back). The main concentration of existing buildings towards the western side of the site are set back between 15m to 35m from the site boundary. The potential to increase the set back of buildings from boundaries increases potential views across the Green Belt and opportunities for landscaping.

From the southern boundary of the site, existing buildings back by between 15m and 30m. Indicative plans show that new buildings could be set back by 75m from the southern boundary.

The indicative plans show that there is the potential to rationalise the existing layout and improve views across the green Belt and enhance opportunities for landscaping. The greater set back will increase the open appearance and the view into the Green Belt.

Policy OL2 of the UDP notes that where development proposals are located in the Green Belt and considered acceptable in principle, the Council will seek comprehensive landscape improvements.

Whilst landscaping is a matter to be determined at reserved matters stage, the information submitted with the application indicates that existing mature trees are to be retained, and additional landscaping is proposed along all boundaries.

Given the importance of landscaping in mitigating the visual impact of new buildings when viewed from adjoining properties, a condition is recommended requiring a strategic site wide landscape master plan to be submitted for the Council's approval. It is also acknowledged that landscaping and appearance are to be determined at reserved matters stage and the impact on the quality of the view will be dependent on the final form and detailing of the new buildings and landscaping.

7.07 Impact on the character & appearance of the area

The redevelopment proposal regards the reconfiguration of the existing school layout and an increase in height from the currently 1-2 storey buildings to a 1-4 storey high scheme. The new development would be located in the centre of the site, north of existing buildings, further from the site boundary than existing buildings.

The existing school buildings are characterised by a low rise, sprawling layout. Existing buildings date from the 1950's and are in relatively poor condition. No objection is made to their proposed demolition.

Policies BE13, BE 19 and BE21 of the UDP seek to ensure that new development will harmonise with the existing street scene and other features of the area and complement and improve the character and amenity of the area by way of their siting, bulk and proximity to adjoining residential properties.

The site adjoins a woodland area to the east and residential gardens on the western and part of the southern boundaries. It is considered desirable to retain and enhance the views to/from the woodland area and adjoining rear gardens.

Plans indicate that there would be some ground modelling carried out to ensure the built form steps down the slope of the site. It is considered that such an approach would reduce the perceived visual impact of the buildings.

As is discussed in section 7.05, the indicative plans show the new buildings could be adequately set back so as to provide sufficient space for structural landscaping to be created between buildings and boundaries.

It is considered that the proposed quantum of floor area could be located in buildings set back adequately from boundaries to ensure that there would be no material harm to the street scene or the appearance and qualities of the area. It is recommended that appropriate setbacks be secured by way of a condition on any consent granted. Subject to such a condition, no objection is raised to the scheme in terms of policies Policies BE13, BE 19 and BE21 of the UDP.

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.

New buildings would be 2 to 4 stories in height, larger than existing buildings on the site and more visible as a result.

Existing buildings are set back between 15m to 35m from the western site boundary and between 15m and 30m from the southern boundary. Indicative plans show that new buildings could be set back by 75m from the southern boundary and 60m from the southern boundary.

To the north, the proposed building would be situated some 200m from the rear facing windows of the houses fronting Sutton Court Road. A separation distance of 85m would also be achieved to the new all weather pitch. To the east, the buildings would be located some 240m from the houses fronting Pole Hill Road.

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.

Whilst concern has been raised by surrounding residents, particularly over the size of the buildings, generally it is considered that the indicative layout identifies adequate separation (significantly greater than 21m) between the proposed development and the rear elevations of nearby dwellings, sufficient to prevent the scheme from causing harm through loss of privacy, light or views.

NOISE

The School states that it takes the issue of the conduct of its students and the effect on the local community very seriously. As a consequence there are provisions in the proposal to address this issue which include:

- i) Setting buildings as far back from the boundaries as possible without adversely impacting upon the Green Belt;
- ii) Improved sound insulation in new buildings;
- iii) Improved landscaping to screen the school and reduce noise.

While access is a matter to be determined at reserved matters stage, it is not considered that there would be an unacceptable increase in noise levels due to increased vehicle flows.

Building services (plant and equipment) associated with the development will be designed in order to satisfy the relevant noise criteria. The Council's Environmental Protection Unit raise no objection to the application subject to the imposition of conditions to limit and control noise generally. Subject to compliance with these conditions (which are recommended), it is considered that the proposed development would not have an adverse effect on the amenity of surrounding residents, in keeping with policies OE1 and OE3 of the UDP.

FLOODLIGHTING

Abbotsfield School currently contains floodlighting along the southern edge of the southernmost playing field and the Multi Use Games Area (MUGA) in the centre of the school. Swakeleys School contains floodlighting to the MUGA at the north east corner of the school buildings.

New floodlighting is proposed to the south east MUGA and the northern MUGA and all weather pitch (AWP). No floodlighting is proposed to the southernmost MUGA given its proximity to existing houses.

A floodlighting report has been submitted with the application to demonstrate that light spill from floodlighting would fall within acceptable criteria. The floodlighting report has been examined by the Council's EPU who have raised no objection to the scheme.

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 are recommended in the event of approval, 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 by the Council.

7.09 Living conditions for future occupiers

Existing educational facilities on the site 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 existing buildings are dilapidated; some are affected by asbestos and are unable to be used.

The GIFA of the new buildings would provide sufficient space per child to accord with required standards.

New buildings would 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.

The proposal involves the co-location of a primary school and two secondary schools on the site. The two high schools would be accessed off Clifton Gardens via the main pedestrian and vehicular access point into the site. Secondary forms of access would also be available off Sutton Court Road, Pole Hill Road and Charville Lane West. Highfield Primary School would be accessed off Charville Lane West via the new access arrangements at the south-west corner of the site. Secondary forms of access would also be available off Clifton Gardens and Pole Hill Road (refer to Drawing AP(0)013 Rev A).

To prevent opportunities for bullying and anti-social behaviour, parent and teacher supervision would occur at the main entrance points to the site off Clifton Gardens and Charville Lane West, with a shelter proposed at the entrance off Charville Lane West to allow children to gather and be walked into the school in groups.

In terms of play space provision, each school would have its own designated grass playing fields and hard stand areas, which would be physically divided from one-another by a combination of buildings, landscaping and open style fencing. However, there would also be opportunities for the shared use of some facilities under teacher supervision, such as the all-weather indoor and outdoor playing pitches, science laboratories, technology suites, performance spaces and ICT facilities. This would assist in providing a controlled transition from primary school into secondary school and ensure opportunities for collaborative learning between children of different age groups.

Subject to conditions to control the detailed design of buildings 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

While access is a matter to be determined at the reserved matters stage, the plans submitted indicate that there would be a drop off point created within the site (accessed from Clifton Gardens).

Plans indicate additional car parking and vehicular areas to the site would be created from Charville Lane West and Pole Hill Road. Such an arrangement would help to dissipate traffic impacts (which are currently all focussed in and around Clifton Gardens).

The redeveloped school would accommodate an additional 912 students. The Council's Highways Engineer advised that an analysis of the likely additional trips generated by the redeveloped school can be accommodated on the local road network without detriment to the free flow of traffic or highway and pedestrian safety, in compliance with policies AM2, and AM6 of the UDP.

The Council's Highways Engineer, TfL and the GLA had initially raised several strong objections to the amount of car parking spaces (333) proposed on the site (this figure was subsequently reduced to 238 car parking spaces, a reduction of 95 parking spaces over that originally proposed). The objection was made on the basis that the Travel Plan was inadequate, which led to the need for excessive reliance on cars to gain access to the site.

The applicant has subsequently enhanced measures within the Travel Plan to reduce dependence on car usage. The Travel Plan measures to reduce car usage would be enforced through penalties and bonds. It is considered that the reduction in car usage that could be achieved through the Travel Plan is achievable and sustainable.

The enhancements to the Travel Plan have enabled less reliance on cars, and therefore, for car parking on the site to be reduced. In total 238 car parking spaces are proposed.

Local residents have raised concerns that the increased number of students attending the three schools could cause vehicles to park inappropriately in the surrounding residential areas.

As has been discussed above, the application includes proposals which would increase opportunities for the transfer of trips away from the private car to more sustainable modes.

In addition, there would be more 106 additional parking spaces on the site as part of this application (representing an 80 percent increase). Subject to the Travel Plan being secured through a legal agreement it is considered that the modal required shift would be achieved, and as such the proposed access and car parking arrangements are considered acceptable.

Conditions are recommended to secure covered and secure cycle storage facilities and to require details of parking, access and servicing arrangements.

7.11 Urban design, access and security

Although only at outline stage, the proposal has sought to incorporate crime prevention strategies as part of the indicative site layout to ensure these principles are carried through into the detailed design. These include:

- i) Secure perimeter fencing;

- ii) Lockable pedestrian and vehicular access points into the site;
- iii) Out of hours access limited to the parking areas and main pedestrian access points into the building. These would be staffed and made secure during out of hours use, thereby restrict opportunities for people to enter the site other than through the controlled access points;
- iv) Footways within the site being well lit and appropriately located to provide good natural surveillance;
- v) 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.

As has been discussed in section 3.2 of this report, the proposal involves the co-location of a primary school and two secondary schools on the site. To prevent opportunities for bullying and anti-social behaviour, parent and teacher supervision would occur at the main entrance points to the site, with a shelter proposed at the entrance off Charville Lane West to allow children to gather and be walked into the school in groups.

In terms of play space provision, each school would have its own designated grass playing fields and hard stand areas which would be physically divided from one-another by a combination of buildings, landscaping and open style fencing.

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 applicant's planning statement confirms that adequate provision would be made for people with disabilities, in accordance with the Disability Discrimination Act. 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 type of development.

7.14 Trees, landscaping and Ecology

The site is designated Green Belt. The Home Covert woodland to the east of the site is a designated Nature Conservation Site of Metropolitan, Borough Grade I Importance. There are a number of mature trees, hedges and shrub planting within the site, including along the boundaries where intermittent groups of trees and hedgerows, together with (off-site) garden trees provide definition of the perimeter rather than screening of the school site.

The trees have been the subject of a tree survey by Broad Oak Tree Consultants Ltd, in accordance with BS5837:2005, the industry standard. The report is accompanied by two tree survey plans. The trees on the site are not protected by Tree Preservation Order or Conservation Area designation.

Most of the trees are on, or close to, site boundaries. Therefore, with careful site planning existing trees should not pose a serious constraint on the development.

The setting of the proposed buildings towards the centre of the site maximises the potential to create layers of tree screening between the viewpoints from the site

boundaries to the built-up edges of the school buildings. A Visual Impact Assessment has been prepared in accordance with The Guidelines for Landscape and Visual Impact Assessment, 2002, the industry standard.

The proposed footprint of the buildings will be smaller (by some 26%) than the existing footprint, albeit the new buildings will be taller, including 2, 3 and 4 storey components. The application was referred to the Council's Trees and Landscape advisor who advised that while the temporary impacts associated with the construction phase are likely to be adverse, the operational phase will result in views from the north and from the south being enhanced.

The Council's Trees and Landscape advisor raised no objection to the scheme subject to the imposition of standard conditions TL1, TL2, TL3, TL4, TL6, TL7, and TL21. These conditions are recommended.

BIODIVERSITY

The site is within an area designated as an area of environmental opportunity. Policy OL9 of the UDP gives the policy direction for these areas:

In areas of environmental opportunity the Local Planning Authority, where appropriate, will make (or consider with other land owners) positive improvements or rehabilitation proposals in accordance with the policies of this plan

It is considered that, Habitat Areas should be incorporated into the landscaping proposals at the reserved matters stage. This could for example be done by extending the existing habitat area or creating an alternative larger area.

Schools can provide a valuable insight into the role and importance of nature conservation by incorporating habitat areas within the site boundary. The redevelopment of the site provides an ideal opportunity to incorporate an increased amount of land for the purposes of nature conservation. It could serve as an educational tool to help teach students about the importance of biodiversity. In this regard, and to accord with Policy EC2 of the UDP, and 3D.14 of the London Plan, a condition is recommended requiring ecological enhancements to be undertaken as part of the development.

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, no objection would be raised in terms of water storage.

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 has been submitted with the application (by Navigant Consulting) 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 and the provision of Green Roofs (or a detailed and appropriate justification for the lack of such provision) alongside the submission of any reserved matters, 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 proposal ensures that buildings have been laid out to ensure that they are located away from areas of flood risk.

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 accordingly the proposals are therefore 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. 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 noise survey indicates that the school buildings would encounter some exposure to road traffic noise from Long Lane as well as aircraft noise from Northolt and Heathrow Airports.

The noise levels are relatively low, and subject to standard roof insulation, glazing and facade design, a satisfactory internal noise environment can be achieved. Relevant conditions are recommended.

An assessment has also been undertaken to determine the potential noise impacts to surrounding residential properties from the use of the playing fields. The noise assessment assumed a worst case scenario of all 9 grass playing fields, 3 MUGA's and the All Weather Pitch being in use up until 10pm at night (i.e. dusk in the summer).

The report concludes that during the day, impacts are expected at the rear of the residential properties on Brampton Way and The Larches because at present there are currently no playing fields in this location (and playing fields are proposed in the future). The Council's EPU have advised that predicted noise levels would be acceptable.

The report also considered the noise impacts from the use of the playing fields, MUGA's and AWP at night (i.e. up until 10pm). The report concludes that noise from these facilities would not have an adverse impact on most of the surrounding residential properties. However, there would be an unacceptable impact on the properties to the south of the site within the Larches given the position of the MUGA close to the southern boundary.

The report therefore recommends that the use of this MUGA be restricted to no later than 7pm. A condition is recommended to secure this outcome.

AIR QUALITY

The site lies within an Air Quality Management Area due to the existing concentrations of nitrogen dioxide. An Air Quality Assessment has therefore been carried on the site out by Robert West Consulting.

7.19 Comments on Public Consultations

PUBLIC CONSULTATION

The majority of matters raised in resident objections 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.

Matters which have not been already addressed are discussed below:

- i) The scheme will result in tax increases.

Planning comment: The issue is not strictly a material planning consideration, additionally there is no evidence to suggest that the proposal would have any direct impact on taxes.

- ii) The buildings will interfere with TV and radio reception.

Planning comment: Planning Policy Statement 8 - Telecommunications recognises that tall buildings (depending of site and location) can have an impact on TV and radio reception. The current application relates to buildings which would not exceed 4 storeys in height, and as such are not classified as tall buildings. In addition, the size of the site is such that significant set backs could be maintained between boundaries with residential properties.

STATUTORY AUTHORITIES

Following receipt of comments from the GLA, the EA, and Sport England, the applicant provided amended plans and details, including:

- i) Illustrations of views of the proposed development,
- ii) Confirmation that sports and educational facilities would be made available for the use of the wider community,
- iii) 1:500 sections of the proposed massing,
- iv) Additional energy information,
- v) Additional information in relation to sustainable design and construction,
- vi) Confirmation that the proposed development would not adversely impact have on the adjacent area of countryside conservation and nature conservation site of borough grade I importance,
- vii) Reduced onsite car parking and an improved Travel Plan

In addition matter raised by other authorities have been addressed either through heads of terms in any S106 legal agreement, or by way of planning condition.

7.20 Planning obligations

Policy R17 of the Unitary Development Plan states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open spaces, facilities to support arts, culture and entertainment facilities through planning obligations in conjunction with other development proposals.'

The Council's S106 officer has advised that planning obligations are required to secure:

- i) 10 year travel plan, to be prepared in accordance to be prepared in accordance with TfL's guidance.
- ii) A financial contribution of £20,000 towards air quality monitoring initiatives.
- iii) A contribution equal to 5% of the total cash contributions to enable the management and monitoring of the S106 agreement.
- iv) Provision of a pedestrian crossing on Long Lane.
- v) Various off site highways works.
- vi) A pedestrian (PERS) and cycling audit and undertake any works identified in the audit as being necessary.
- vii) Undertake a bus stop accessibility study and undertake any works identified in the audit as being necessary
- viii) Undertake a study of future capacity of local buses, and to meet costs any capacity enhancements to local busses made necessary by the scheme.
- ix) A £50,000 bond 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 applicable 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

10. CONCLUSION

Outline planning permission is sought for development of 27,274sqm of new academic floor space, re-arrangement access, parking, playing fields and infrastructure. The new development will replace existing floor space (which is all to be demolished).

The site is located within an area designated as Green Belt land and existing teaching facilities are accommodated in a number of low scale buildings, which occupy a total footprint of 16,481sqm. The effect of the proposed scheme is to rationalise the existing accommodation across the site, providing new teaching facilities over a smaller ground area (the proposal would occupy a foot print of 12,189sqm).

The applicant has advised that existing facilities fail to meet educational space requirements in terms of space per person, layout and access for disabled persons. The

proposal would accommodate existing students in facilities, which meet the relevant requirements and that provide fully accessible classrooms.

The proposal will also provide opportunities to increase the openness of the Greenbelt land, improve the built environment, including meeting renewable energy requirements, improve research capabilities and links with the local community.

The proposals do not result in a loss of open space and in the long term would incorporate improved sports facilities.

The application is in outline form with all matters reserved, as such it serves to publicise the long-term aspirations of the High School to local people. It is considered that the proposal ensures an appropriate balance between buildings and open land to be maintained.

The indicative plans demonstrate that it would be possible for a scheme of the size and type proposed to safeguard the character and function of the Green Belt without causing unacceptable harm to the residential amenity enjoyed by occupiers of nearby residential properties.

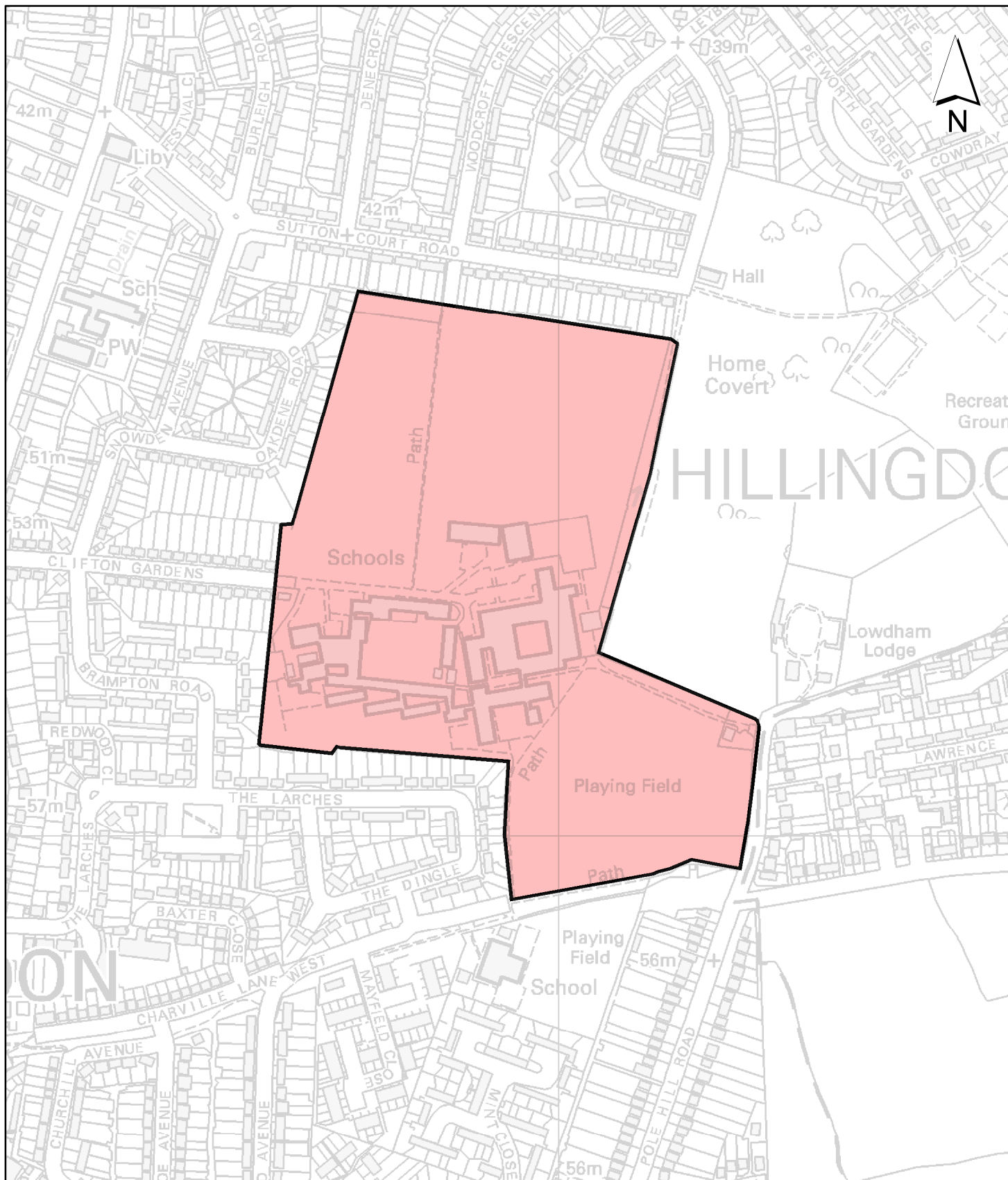
Approval is recommended.

11. Reference Documents

London Plan (February 2008)
Hillingdon Unitary Development Plan Saved Policies (September 2007)
PPS 1 Delivering Sustainable Development
PPG 13 Transport
PPS 22 Renewable Energy
PPS 23 Planning and Pollution Control
PPG 24 Planning and Noise
Council's Supplementary Planning Guidance - Noise
Council's Supplementary Planning Guidance - Air Quality
Supplementary Planning Guidance - Planning Obligations
Supplementary Planning Document - Accessible Hillingdon

Contact Officer: Matthew Duigan

Telephone No: 01895 250230



Notes



Site boundary

For identification purposes only.

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100019283 2009

Site Address

**Abbotsfield & Swakeleys School
Clifton Gardens
Hillingdon**

Planning Application Ref:

3505/APP/2009/2711

Planning Committee

Central and South

Scale

1:5,000

Date

February 2010

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



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