

Report of the Head of Planning & Enforcement Services

Address UXBRIDGE HIGH SCHOOL THE GREENWAY UXBRIDGE

Development: Erection of an indoor sports facility, 3m acoustic fence and associated works.

LBH Ref Nos: 6528/APP/2012/1932

Drawing Nos: 319-AL(0)0011 Rev A - Existing Location Plan
319-AL(0)010 - Existing Elevations
319-AL(0)001 Rev D - Existing Site Plan
319-AL(0)0101 Rev F Proposed Site Plan
319-AL(0)0104 Rev C - Roof Plan
319-AL(0)011 - Existing Elevations
319-AL(0)0110 Rev E - Proposed Elevations
319-AL(0)0111 Rev D - Proposed Elevations
319-AL(0)0120 Rev E - Proposed Site Sections
319-AL(0)0121 Rev C - Proposed Section A-A
319-AL(0)0122 Rev B - Proposed Section D-D
319-AL(0)0130 Rev A View of Proposed Entrance
319-AL(0)0131 Rev A - View of East Border
319-AL(0)020 - Existing Site Sections
CIL Questions
Design & access statement
Planning statement
Energy and Sustainability Statement
Travel Plan
Addendum to Arboricultural Report
Arboricultural Impact assessment
319AL(0)102_G (1).
319AL(0)103_G (2).
Noise Report 12P19 JT T878-93

Date Plans Received: 06/08/2012 **Date(s) of Amendment(s):** 13/11/2012
Date Application Valid: 07/09/2012 07/09/2012

1. SUMMARY

Planning permission is sought for the erection of a new indoor sports facility on the south east corner of Uxbridge High School, on an area previously used as a football pitch. The indoor sports facility will provide an enclosed artificial turf playing surface and include two storey ancillary accommodation, comprising two learning zones, six classrooms, student changing rooms, a staff changing area, a gym, a physio room, a small viewing area and an area for storage.

No representations have been received to the public consultation.

Although the application site is located within the Green Belt, it is considered that very special circumstances exist to outweigh any harm caused by the inappropriateness of having a new school building in the Green Belt. These include the educational use and need, the provision of an elite and community facility, increased participation in sport and recreation, and the lack of alternative locations. On balance, it is considered that the need for facilities to encourage the use for indoor sporting facilities amounts to a case of

very special circumstances so as to justify an exception to Green Belt Policy. Furthermore, it is not considered that the proposal will have such an adverse impact on the openness of the Green Belt so as to justify refusal.

Subject to conditions, the development should not result in unacceptable impacts on the amenities of neighbouring properties and highway and pedestrian safety impacts are considered to be acceptable. The application is therefore recommended for approval.

2. RECOMMENDATION

1. That the Council enter into a legal agreement with the applicants under Section 106 of the Town and Country Planning Act 1990 (as amended or other appropriate legislation to ensure:

(i) That if this consent is implemented then the Phase 2 proposals approved under planning reference 6528/APP/2007/2074, granted on 8 October 2007 shall not be implemented.

(ii) The submission of a School Use Scheme for the approval in writing by the Local Planning Authority. The Scheme shall include hours of use, access to the grass pitches and the artificial pitch by school pupils and staff and details of coaching provided by Brentford FC.

2. That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.

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

4. If the S106 Agreement has not been finalised by the 28 May 2013, or such other timeframe that may be agreed by the Head of Planning Sport and Green Spaces, the application be refused for the following reason:

The cumulative impact of the proposal and previously approved but unimplemented development on the school site, by reason of their siting, height and bulk and associated infrastructure works, would result in an urbanising effect and have a detrimental impact on the open character, amenity and function of the Green Belt and on the character of the area generally, contrary to Policies OL1, BE38 and BE13 of the Unitary Development Plan Saved Policies (September 2007), Hillingdon Local Plan Part 1 Policy EM2, London Plan Policy 7.16 and the NPPF.

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

1 T8 Time Limit - full planning application 3 years

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 OM1 Development in accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers

319-AL(0)0011 Rev A - Existing Location Plan
319-AL(0)010 - Existing Elevations
319-AL(0)001 Rev D - Existing Site Plan
319-AL(0)0101 Rev F Proposed Site Plan
319-AL(0)0104 Rev C - Roof Plan
319-AL(0)011 - Existing Elevations
319-AL(0)0110 Rev E - Proposed Elevations
319-AL(0)0111 Rev D - Proposed Elevations
319-AL(0)0120 Rev E - Proposed Site Sections
319-AL(0)0121 Rev C - Proposed Section A-A
319-AL(0)0122 Rev B - Proposed Section D-D
319-AL(0)0130 Rev A View of Proposed Entrance
319-AL(0)0131 Rev A - View of East Border
319-AL(0)020 - Existing Site Sections
319AL(0)102_G (1)
319AL(0)103_G (2)

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the London Plan (July 2011).

3 RES5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Addendum to Arboricultural Impact Assessment (2007), dated 12/9/2012

Sustainability Statement

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that the development complies with the objectives of Policies BE38 Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 5.2 of the London Plan (July 2011).

4 COM7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

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).

5 OM2 Levels

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

REASON

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

6 B22 Noise Insulation of Buildings Near Residential Development

The development shall not begin until a scheme which specifies the provisions to be made for the control of noise emanating from the development, here by permitted, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of physical, administrative and other measures as may be approved by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

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

7 OM19 Construction Management Plan

Prior to development commencing, the applicant shall submit a construction and logistics management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (ii) 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).
- (iii) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the construction process.
- (vi) The storage of 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).

8 NONSC Non Standard Condition

Prior to the commencement of the use/development hereby approved, a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of pricing policy, hours of use, access to the grass pitches and the artificial pitch by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.

REASON

To ensure adequate community usage of the development, in compliance with Policy R3 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

9 NONSC Non Standard Condition

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free from contamination. All imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted to and approved by the Local Planning Authority.

REASON

To ensure that the occupants of the development are not subjected to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan.

10 NONSC Non Standard Condition

If any potentially contaminated buildings or grounds 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 building or land shall be remedied 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 ensure that the occupants of the development are not subjected to any risks from soil contamination and all other pollutants in accordance with policy OE11 of the Hillingdon Unitary Development Plan.

11 COM10 Tree 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 or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority 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 BS 3998:2010 'Tree work - Recommendations' 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.

12 COM8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. 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.

Thereafter, the development shall be implemented in accordance with the approved details. 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:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and
- 2.e 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 can and will be retained on site and 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).

13 COM9 Landscaping (including refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
 - 1.d Method statement for the installation of the acoustic fence along the eastern boundary including trial excavation of footings and pre-emptive crown lifting (as and when necessary) to prevent accidental damage during installation of the fence.
2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Means of enclosure/boundary treatments
 - 2.c Hard Surfacing Materials
 - 2.f External Lighting

2.g Other structures

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

5. Other

5.a Existing and proposed functional services above and below ground, including details of the siting of the underground attenuation tanks and alignment of associated pipework.

5.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13 and BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan.

14 COM22 Operating Hours

The facilities hereby approved shall not be used except between 07:30 hours and 21:00 hours Mondays to Saturdays, 08:00 to 18:00 hours Saturdays and 09:00 and 12:00 on Sundays and Public/Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

15 NONSC Non Standard Condition

Prior to the commencement of a development, an energy assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall include:

1 the calculation of the energy demand and carbon dioxide emissions covered by Building Regulations and, separately.

2 proposals to reduce carbon dioxide emissions through the energy efficient design of the site, buildings and services

3 proposals to further reduce carbon dioxide emissions through the use of decentralised energy where feasible, such as district heating and cooling and combined heat and power (CHP)

4 proposals to further reduce carbon dioxide emissions through the use of on-site renewable energy technologies.

The assessment shall demonstrate that the measures proposed to meet steps 2 -3 above will reduce the CO2 emissions by a minimum of 25% from all parts of the development. The development shall then proceed in accordance with the approved assessment.

REASON

To ensure the development reduces its impact on climate change in accordance with Policy 5.2 of the London Plan (July 2011).

16 NONSC Non Standard Condition

Prior to the commencement of development a scheme for the reduction in potable water use including the harvesting and reuse of rainwater as well as the recycling and reuse of grey shall be submitted to and approved in writing by Local Planning Authority. The scheme shall clearly set out how collected water will be reused in areas where potable water is not required, i.e. toilet flushing and irrigation of landscaped areas. The scheme shall also demonstrate how collected rainwater will be treated appropriate for reuse in the building. The development must proceed in accordance with the approved scheme.

REASON

To ensure the development reduces the pressure on potable water in accordance with Policy 5.15 of the London Plan (July 2011).

17 NONSC Non Standard Condition

Prior to the commencement of development a scheme for efficient management of water from the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate the provision of sustainable drainage systems within the development to manage surface water run off and minimise the risk of flooding. Where measures are proposed, full details of the location shall be included within the assessment. If soakaways are proposed, porosity test results will need to be provided to demonstrate their suitability. The sustainable drainage system should be linked to the proposals to reduce the potable water demand. The development shall proceed in accordance with the approved scheme.

REASON

To reduce the demand on potable water and provide a sustainable drainage system in accordance with Policy 5.13 and 5.15 of the London Plan (July 2011).

18 COM29 No 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 to protect the ecological value of the area in accordance with Policies BE13, EC3 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

19 COM31 Secured by Design

The building(s) shall achieve '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). No building shall be occupied until accreditation has been achieved.

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 excising 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 London Plan (July 2011) Policies 7.1 and 7.3.

20 DIS1 Facilities for People with Disabilities

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policies 3.1, 3.8 and 7.2.

INFORMATIVES

1 I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

2 I52 Compulsory Informative (1)

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

3 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 (July 2011) and national guidance.

AM1	Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
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.
BE28	Shop fronts - design and materials
BE4	New development within or on the fringes of conservation areas
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
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL3	OL3 Green Belt -
R16	Accessibility for elderly people, people with disabilities, women and children
R3	Indoor sports, leisure and entertainment facilities
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
R10	Proposals for new meeting halls and buildings for education, social, community and health services
LPP 3.19	(2011) Sports Facilities
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 7.16	(2011) Green Belt
NPPF1	
NPPF11	
NPPF4	
NPPF7	
NPPF8	
NPPF9	

4 16 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

5

The applicant is reminded that Phase 2 of the outline planning permission (ref:6528/APP/2007/2074), granted in October 2007 for a two phase masterplan proposal for the School's development has not yet been implemented. Since the Phase 2 building would directly abut the new sports hall, it could not be built in its approved form. If the school were ever to consider implementing Phase 2 of its masterplan proposals, this would entail revisions to the approved masterplan approval, which would require a new planning application, the determination of which would have to take into account the sports hall.

6

The installation of the acoustic fence along the school's eastern boundary could have a primary impact on some of the boundary trees. The Arboricultural Impact Addendum dated 7 September 2012 recommends that the footings are trial excavated under specialist supervision, to ensure that the root protection area impact is mitigated. It may also be necessary to undertake pre-emptive crown lifting to prevent accidental damage during installation of the fence. These details should be submitted as part of the landscaping proposals.

3. CONSIDERATIONS

3.1 Site and Locality

Uxbridge High School is located on the southern side of the Greenway between Cleveland Road and Hillingdon Road. The school site occupies an area of 7.01 hectares and is designated as Green Belt land under the Hillingdon Unitary Development Plan Saved Policies (September 2007). The school comprises a number of existing single, two and three storey buildings comprising teaching, administration blocks. The majority of school buildings are located towards the northeast end of the site. Much of the land between the school's existing buildings is hard-standing and paving. Car parking is currently provided at the northern end of the site, accessed from The Greenway. The remainder of the school site is used as out door sports pitches, tennis courts and a trim trail.

The site of the new facility was previously a football pitch, located in the south east corner of the school. However, the ground was used as the site compound during the construction of Phase 2 of the school's expansion in 2008. As a result of damage caused to the surface, it is no longer suitable for use as a pitch in its current state. However, it remains open land. The application site is adjoined to the east by rear gardens and garages associated with residences fronting Concorde Close and Turnpike Lane. To the south, the application site is adjoined by Brunel University, a major developed site in the Green Belt. To the west, the application site is bounded by a line of mature trees and open space (playing fields), beyond which is residential development in Cleveland Road, which is characterised by semi-attached and detached 2 storey dwellings. The houses along the western side of Cleveland Road lie within The Greenway Conservation Area. Development to the north of the application site comprise the new Lancaster Building

(for Arts and Maths) and off-site, (across the Greenway) are predominantly residential (2 storey semi-detached dwellings), with a newsagents and cafe/takeaway immediately opposite the north east entrance to the school. Along the eastern boundary of the school there are trees and vegetation with an acoustic fence to part of the boundary with the residential properties.

3.2 Proposed Scheme

Planning permission is sought for the erection of a new indoor sports facility. The facility will provide Third Generation artificial turf playing surface. It will also include two storey ancillary accommodation comprising: two learning zones; six classrooms; student changing rooms; a staff changing area; a gym; a physio room; a small viewing area; and an area for storage.

The enclosed pitch will be approximately 64m (length) x 46m (width), with an additional 3.7m on each side of the pitch for run-off. The internal eaves height of the building to the underside of the roof trusses is 9.1m, which is the minimum requirement for a sports hall. The artificial turf playing surface will be primarily used for football, but can also be used for other sports such as rugby, athletics and other ball games. The gym will also provide a range of exercise equipment. The classrooms will provide additional teaching space for the school. The learning zones have a moveable wall so that they can be used flexibly to adapt to the needs of the School over time.

As part of the application the existing acoustic fence on the boundary with residential properties of Turnpike Lane will be extended the full length of the school playing field to mitigate against any disturbance from the school site.

The primary user of the facility will be the school for education, sport and recreational purposes. Outside of school hours, it is intended that the facility will be used by Brentford Football Club as part of their football academy. By way of background, the Elite Player Performance Plan (EPPP) introduced by the Football Association for the 2012 - 2013 season, requires better links between local schools and football club academies. The aim of the EPPP is to ensure that the education of children at academies is not disrupted and that they receive a full and rounded education, whilst having the best coaching of their football skills. The partnership between Brentford FC and Uxbridge High School would allow academy pupils to be schooled on site, so that they get the best out of their football education as well as their academic education.

In terms of hours of use, the applicants state that the indoor sports facility will not be used beyond 9 pm, which corresponds with the current use of the School site. During the summer, when neither the School nor the Club would be using the facilities, the Club's Community Trust will run events for the community.

Access to the site will be through the school, which is off The Greenway. No alterations are proposed to the layout or number of car parking spaces. Access to the facility will be on the north elevation and will provide inclusive access for all.

The application is supported by a number of reports that assess or provide information on the proposal. A summary and some key conclusions from these reports are provided below:

- Planning Statement

The statement provides a justification for the proposal and identifies key planning

considerations.

- Design and Access Statement

This report outlines the context for the development and provides a justification for the number of , layout, scale and access for the proposed development. The report also provides a summary of the proposals and assesses them against policy and planning guideline considerations.

- Sustainability and Energy Statement

The sustainability credentials of the scheme are assessed in respect of renewable energy resources and achieving savings in terms of CO2.

- School Travel Plan Update 2012 / 2015

Updated school Travel Plan.

- Addendum to Arboricultural Report

This is an addendum to the 2007 Impact Assessment Report issued on 01/05/07, in support of the school's masterplan proposals This document reviews the potential impacts within the current proposals.

The report concludes that there are no significant impacts of development from the building itself, although there are potential impacts from the acoustic fence, which can be mitigated through specific design / constructional means. Retained trees should be protected from more general construction site activities (vehicles, materials, access etc.) by a tree protection barrier, supplemented as necessary with ground protection. Mitigation strategies can be specified within further method statements.

3.3 Relevant Planning History

6528/APP/2007/1126 Uxbridge High School The Greenway Uxbridge

ERECTION OF A THREE STOREY BUILDING TO ACCOMMODATE A NEW 250 PLACE SIXTH FORM AND FOR COMMUNITY USE (INCORPORATING FLEXIBLE LEARNING SPACE WITH MOVABLE PARTITIONS, DRAMA SUITE, AMENITY HALL AND RECEPTION), A NEW GLASS COVERED CANOPY TO CONNECT THE NEW BUILDING TO EXISTING BLOCK B, EXISTING TENNIS COURTS TO BE CONVERTED TO MUGA HARD PLAY, INSTALLATION OF NEW TENNIS COURTS, NEW WIDENED ACCESS FOR SERVICE DELIVERIES AND LANDSCAPING (INVOLVING PARTIAL DEMOLITION OF BLOCK B AND DEMOLITION OF BLOCKS F, L, H, J, K & N)

Decision:

6528/APP/2007/2043 Uxbridge High School The Greenway Uxbridge

DEVELOPMENT OF A SIXTH FORM, GENERAL TEACHING AND PART COMMUNITY USE BLOCK (2,950 SQ.M FLOOR AREA), ERECTION OF 1 x 15 METRE HIGH WIND TURBINE, TEMPORARY CONSTRUCTION ROAD, CHANGES TO RECREATIONAL OPEN SPACES, ASSOCIATED BICYCLE STORAGE, CAR PARKING AND LANDSCAPING (INVOLVING DEMOLITION OF FIVE EXISTING OUTBUILDINGS): PHASE 1 OF OUTLINE MASTER PLAN PROPOSALS.

Decision: 08-10-2007 Approved

6528/APP/2007/2074 Uxbridge High School The Greenway Uxbridge

UXBRIDGE HIGH SCHOOL 2 PHASE MASTER PLAN PROPOSAL COMPRISING (PHASE 1) DEVELOPMENT OF SIXTH FORM, GENERAL TEACHING AND PART COMMUNITY USE BUILDING IN A THREE STOREY BLOCK (3,040 SQ.M FLOOR AREA), ERECTION OF 1 x 15 METRE HIGH WIND TURBINE, TEMPORARY CONSTRUCTION ROAD, CHANGES TO RECREATIONAL OPEN SPACES, ASSOCIATED BICYCLE STORAGE, CAR PARKING AND LANDSCAPING (INVOLVING DEMOLITION OF 5 EXISTING OUTBUILDINGS (PHASE 2): DEVELOPMENT OF A THREE STOREY GENERAL SCIENCE AND TECHNOLOGY BUILDING, THREE STOREY GENERAL TEACHING BUILDING, TWO STOREY FOOD TECHNOLOGY, DINING AND LIBRARY BUILDING, SINGLE STOREY RECEPTION BUILDING INCLUDING CAFE AND OFFICE FACILITIES, HEALTHY LIVING CENTRE INCORPORATING 4 COURT SPORTS HALL (INVOLVING DEMOLITION OF EXISTING BLOCKS A, C, D, E, G, I, M, N, O, P AND SUB-STATION), RELOCATION OF TENNIS COURTS, NEW PEDESTRIAN AND CYCLE PATH, TRIM TRAIL, VEHICLE DROP-OFF AREA, CYCLE AND CAR PARKING, ASSOCIATED LANDSCAPING AND NEW SERVICE ROAD ON EASTERN SITE BOUNDARY (OUTLINE APPLICATION).

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Comment on Relevant Planning History

There has an extensive planning history, the most relevant and recent being:

- Planning Permission Ref: 6528/APP/2005/761 dated 06/10/2005 provided temporary planning permission for the retention and relocation of a temporary portable classroom.
- Planning Permission Ref: 6528/APP/2005/894 dated 06/10/2005 approved the erection of a new building to provide 4 classrooms, 6th form facilities, a textile room, study room and ancillary facilities.
- Planning Permission Ref: 6528/APP/2005/1430 dated 31/08/2001 approved the erection of a single storey extension to the existing Block A, to provide an additional classroom.
- The key planning history is the outline planning permission (ref: 6528/APP/2007/2074) granted in October 2007 for a two phase masterplan proposal for the School's development. Phase 1 comprised the development of a sixth form, general teaching and part community use building in a three storey block, erection of a wind turbine, provision of a temporary construction road, changes to recreational open spaces, associated bicycle storage, car parking and landscaping.
- Phase 2 comprised the development of a three storey general science and technology building, three storey general teaching building, two storey food technology, dining and library building, single storey reception building including cafe and office facilities, healthy living centre, relocation of tennis courts, new pedestrian and cycle path, trim trail, vehicle drop-off area, cycle and car parking, associated landscaping and new service road on eastern site boundary.
- Phase 1 of this permission has been built out as the Lancaster Building. Due to the

location of this indoor sports facility, the proposed school healthy living centre approved as part of Phase 2 of outline planning permission (ref: 6528/APP/2007/2074) can no longer be constructed in its permitted form.

4. Planning Policies and Standards

- National Planning Policy Framework (NPPF) which was published on 27 March 2012.
- The London Plan (2011).
- Hillingdon Unitary Development Plan Saved Policies (September 2007).
- Hillingdon's Core Strategy

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.BE1 | (2012) Built Environment |
| PT1.CI1 | (2012) Community Infrastructure Provision |
| PT1.CI2 | (2012) Leisure and Recreation |
| PT1.EM1 | (2012) Climate Change Adaptation and Mitigation |
| PT1.EM2 | (2012) Green Belt, Metropolitan Open Land and Green Chains |
| PT1.EM4 | (2012) Open Space and Informal Recreation |
| PT1.EM5 | (2012) Sport and Leisure |

Part 2 Policies:

- | | |
|------|--|
| AM1 | Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations |
| AM14 | New development and car parking standards. |
| AM15 | Provision of reserved parking spaces for disabled persons |
| AM2 | Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity |
| AM7 | Consideration of traffic generated by proposed developments. |
| AM9 | Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities |
| 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.
BE28	Shop fronts - design and materials
BE4	New development within or on the fringes of conservation areas
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
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL3	OL3 Green Belt -
R16	Accessibility for elderly people, people with disabilities, women and children
R3	Indoor sports, leisure and entertainment facilities
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
R10	Proposals for new meeting halls and buildings for education, social, community and health services
LPP 3.19	(2011) Sports Facilities
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 7.16	(2011) Green Belt
NPPF1	
NPPF11	
NPPF4	
NPPF7	
NPPF8	
NPPF9	

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **10th October 2012**

5.2 Site Notice Expiry Date:- Not applicable

3rd October 2012

6. Consultations

External Consultees

The application has been advertised as a departure from the Unitary Development Plan and advertised under Article 8 of the Town and Country Planning Act (1990). A site notice was erected and 150 neighbours were consulted by letter. No responses have been received.

GLA (Stage 1 Report)

The Deputy Mayor considers that the application complies with the London Plan for the reasons set out in the report, but asks that account be taken of comments contained therein. The Mayor does not need to be consulted again, and the Council may therefore proceed to determine the application without further reference to the GLA.

The London Plan Policies on Green Belt, playing fields, education, design, inclusive design, sustainable development, employment and training and transport are relevant to this application. In general the application complies with these policies. However, the proposal will be improved by the following changes:

- Playing fields - Confirmation should be sought from Sport England that they are satisfied with the proposal
- Inclusive design - The Council should ensure that the concerns raised are addressed and secured through conditions.
- Sustainable development - For clarity, the applicant should confirm the overall regulated carbon dioxide emissions savings after the cumulative effect on energy efficiency measures, CHP and renewables has been taken into account.
- Employment and training - The strategy should be provided and this should be secured.
- Transport - A construction logistics plan should be provided and this should be secured.

SPORT ENGLAND

It is understood that the site forms part of, or constitutes a playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010 (Statutory Instrument 2010 No.2184), in that it is on land that has been used as a playing field within the last five years, and the field encompasses at least one playing pitch of 0.2 ha or more, or that it is on land that is allocated for the use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement.

Sport England has therefore considered the application in the light of its playing fields policy. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy seeks to protect all parts of the playing field from development and not just those which, for the time being, are laid out as pitches. The policy states that:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field or allocated for use as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the specific circumstances applies'.

Reason: Development which would lead to the loss of all or part of a playing field, or which would prejudice its use, should not normally be permitted because it would permanently reduce the opportunities for participation in sporting activities. Government planning policy and the policies of

Sport England have recognised the importance of such activities to the social and economic well-being of the country.

The application proposes the erection of an indoor sports facility to include changing provision, 50 yard x 70 yard 3G playing surface, staff changing area, gym, physio room, small spectator area and storage. The proposal will also include an element of teaching and classroom space comprising two learning zones and six classrooms. It is noted that the proposed facility is intended to be used by the school and Brentford Football Club. Hours of operations extend to 9pm.

The proposed development has scope to meet exception E5 of Sport England's adopted playing field policy which states;

E5 - The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.

However, in order to confirm whether the proposed facility is of sufficient benefit to the development of sport, Sport England requires further information on the size of the proposed changing facilities. We would also encourage the applicant to consider evening usage up to 10pm. Consideration should also be given to extending the offer of community use to include other clubs in addition to Brentford Football Club. It would be helpful if the applicant could respond on these points.

On receipt of further information, Sport England would like the opportunity to comment further. In the meantime, it must register a holding objection on the basis that it is not fully satisfied, at this stage that the proposed development complies with Sport England's adopted playing field policy.

Should your Authority be minded to approve this application without the above condition(s), then in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, and the DCLG letter of 10 March 2011, the application should be referred to the National Planning Casework Unit.

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s). We would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice.

Additional Comments

Further to Sport England's letter dated 2 October, having received further information from the applicant addressing the points raised in our earlier correspondence.

It is understood that the scheme provides two changing rooms, either for male and female or home and away teams. Each changing room is 20sqm in size and is intended to accommodate 20 persons. The applicant has confirmed that there is 500mm per person for the changing spaces/benches. There will be five showers per changing room.

With regards to after school usage, the applicant has confirmed that the proposed indoor sports facility will be utilised from 9 am up to 9 pm during weekdays and Saturday mornings. Hours of usage have been limited to 9pm in the evenings as the indoor sports facility is located on the boundary with residential properties. It is understood that residents have raised noise and light spillage as potential issues with the expansion of the school buildings on this boundary.

It is intended that the proposed indoor sports facility will be utilised by the school during the daytime and by Brentford Football club in the late afternoon and evenings. Sport England questioned

whether other clubs would have access to the facilities. In response, the applicant has confirmed that Brentford FC has approximately 50 football scholars across 5 year groups and a need to train on an almost daily basis. As such, the applicant advises that Brentford FC will utilise almost all the available time after school hours. When not in use by Brentford FC after school hours, the school will wish to use the facility for evening classes.

As commented previously, the proposed development has scope to meet exception E5 of Sport England's adopted playing field policy which states:

E5 - The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.

In light of the additional information/ clarity provided I am satisfied that the development does meet the above policy exception subject to conditions being imposed which secure community use of the site, in this case, for Brentford FC. This being the case, Sport England does not wish to raise an objection to this application, subject to the following condition(s) being attached to the decision notice (if the Council are minded to approve the application):

Prior to the commencement of the use/development a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of pricing policy, hours of use, access to the grass pitches and artificial grass pitch by non-school users/ non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.

If you wish to amend the wording of the conditions or use another mechanism in lieu of the condition(s), please discuss the details with the undersigned. Sport England does not object to amendments to conditions, provided they achieve the same outcome and we are involved in any amendments.

If your Authority decides not to attach the above condition(s), Sport England would wish to maintain/lodge a statutory objection to this application. Should your Authority be minded to approve this application without the above condition(s), then in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, and the DCLG letter of 10 March 2011, the application should be referred to the National Planning Casework Unit.

The absence of an objection to this application in the context of the Town and Country Planning Acts, does not in any way commit Sport England's or any National Governing Body of Sport's support for any related application for grants funding.

TRANSPORT FOR LONDON (TfL)

The proposed development site is located within open space south of Uxbridge High School, bounded by the Greenway to the north, Hillingdon Road to the east (part of the Strategic Road Network(SRN)), Brunel University campus to the south and Cleveland Road to the west. There is no Transport for London Road Network in close proximity, the nearest being the A40, over 2km to the north.

Car and bicycle parking provision will remain as existing, as will the access to the site which is currently off the Greenway. TfL deems this to be acceptable as the new building will only be used by students already attending the school. Therefore, it is also accepted that the existing Travel Plan can remain in place.

TfL requests that a Construction Logistics Plan is secured by condition to ensure that any potential

transport impacts during the development's construction phase are mitigated. TfL's guidelines on producing such a plan can be found here: http://www.tfl.gov.uk/microsites/freight/construction_logistics_plans.aspx

Due to its educational use, the development is not liable to the Community Infrastructure Levy (CIL).

MOD SAFEGUARDING (NORTHOLT) - No safeguarding objections.

NATS SAFEGUARDING

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

However, please be aware that this response applies specifically to the above consultation and only reflects the position of NERL (that is responsible for the management of en route air traffic) based on the information supplied at the time of this application. This letter does not provide any indication of the position of any other party, whether they be an airport, airspace user or otherwise. It remains your responsibility to ensure that all the appropriate consultees are properly consulted.

If any changes are proposed to the information supplied to NERL in regard to this application which become the basis of a revised, amended or further application for approval, then as a statutory consultee NERL requires that it be further consulted on any such changes prior to any planning permission or any consent being granted.

Internal Consultees

HIGHWAY ENGINEER

Further to undertaking a site inspection and reviewing the submitted information in relation to the above, I would comment as follows.

The development proposals are for the construction of an indoor sports facility at Uxbridge High School that will be used by existing pupils during the school daytime and by Brentford FC academy during the late afternoon and evening. The pupils attending the academy will also attend Uxbridge High School.

There are no proposals to provide additional car parking within the site and the existing parking provision of approximately 65 spaces will remain unchanged.

When undertaking an assessment of the development, it is noted that there will not be an increase in the number of pupils attending the school and it is expected that the academy will operate with a maximum of 30 pupils and 5 coaching staff. In addition, it is proposed that Brentford FC Community Trust will use the facilities during school holidays, providing sporting activities for disadvantaged or disabled children (20-25 children with carers/supervisors), which will operate when the school is vacant.

When assessing the demand for parking associated with the Brentford FC academy and the Community Trust, it is considered that based on the nature and hours of operation, there will be sufficient parking within the site. Therefore, it is considered that the development proposals comply with the transportation policies of the adopted Hillingdon Unitary Development Plan, and no objection is raised in relation to the highway aspect of the development.

However, a suitably worded condition is required to be imposed on the planning consent requiring a

traffic management plan to be provided before commencement of any works at the site, providing details in relation to access (vehicular and pedestrian) and the parking provision for contracting staff and the delivery of materials during construction.

ACCESS OFFICER

The Design and Access Statement states that level thresholds into the building would be achieved and suggests that all learning zones would be accessible. It is proposed that a platform lift would be provided to meet Document M to the Building Regulations to facilitate wheelchair access to the classrooms and spectator area on the first floor. No details have however been provided on the specification of the proposed lift.

At ground floor level there appears to be no accessible toilet or changing facilities for disabled people who may be taking part in water activities. There is, however, an accessible toilet facility proposed on the first floor.

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a protected characteristic, which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease.

The Act states that service providers should think ahead to take steps to address barriers that impede disabled people, and further information is requested on the following:

1. Details should be submitted on the access route: the pathway width, substructure, and pathway surface materials to demonstrate compliance with BS 8300:2009.
2. There appear to be no changing facilities for disabled players, and the accessible toilet facility having been located on the first floor suggest that the ground floor sports facilities are not intended for use by wheelchair users. The design access statement should be broadened to explain what facilities have been incorporated to integrate disabled people in line with Sport England guidance.

Officer Note: Amended plans have been submitted addressing these concerns. The Access Officer is satisfied with the amendments and considers the details are now acceptable.

ENVIRONMENTAL PROTECTION UNIT

Following conditions and comments are pertinent for the above mentioned application:

Soil Contamination

(1) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free from contamination. All imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the occupants of the development are not subjected to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan.

(2) If any potentially contaminated buildings or grounds 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 building or land shall be remedied 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 ensure that the occupants of the development are not subjected to any risks from soil contamination and all other pollutants in accordance with policy OE11 of the Hillingdon Unitary Development Plan.

Noise

Concerns are raised with regard to safeguarding the amenity of nearby residents from noise from fixed plant/heating/ventilation plant installed in connection with the hall and from break out from activities taking place in hall. The impact of noise from fixed plant can be controlled by way of a suitably worded condition.

With regard to noise breakout associated with the use of the football pitch the design and access statement advises;

.....There are no windows in the elevations facing the neighbours, and any ventilation to the facility will be through small openings in the roof. This means that airborne noise from the building will be minimal. Also internally there will be perimeter re-bound boards so any balls kicked against the walls will not impact against the cladding therefore reverberation and noise impacts will be significantly reduced. Netting above these boards will catch any high balls so that they do not impact against the cladding at high level either.

Also the planning statement advises, para 5.5 that there will not be an unacceptable noise impact associated with the proposed development. However, this is not supported by any objective analysis.

Officers are not familiar with use of netting re-bound boards or their effectiveness in eliminating ball impacts on the external cladding of the building. However, if they are not fully effective, it is likely that ball strikes will be clearly audible in the rear gardens of the adjoining dwellings and, dependent on how often they occur may result in significant noise disturbance. The building is to be constructed of relatively lightweight materials and even if doors are kept closed when the football pitch is being used, indicative calculations suggest that individual noise peaks during play will be audible at the closest house and may cause significant disturbance.

Based on the available information it is not clear that the building could be used for the intended purpose without causing significant detriment to amenity. The applicant is therefore requested to submit an acoustic appraisal to quantitatively evaluate the noise impact of the proposed development and identify any necessary mitigation measures that may be required to safeguard the amenity of nearby residents.

In addition, while it may not be a material planning consideration, the extensive use of acoustically reflective materials, steel and polycarbonate sheet, means that acoustic treatment (sound absorption) is likely to be required if the reverberation time minimum performance standard specified in 'Acoustic performance standards for the priority schools building programme, September 2012' is to be achieved. A failure to achieve this standard would be likely to adversely impact upon the utility of the playing area as a teaching space. It may be that the applicant would wish to include consideration of this aspect in the noise consultant's brief.

Additional comments:

In response to the additional information submitted, the following noise condition is recommended:

The development shall not begin until a scheme which specifies the provisions to be made for the

control of noise emanating from the development, here by permitted, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of physical, administrative and other measures as may be approved by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

Light Pollution

To safeguard the situation with regard to the protection of residential amenity I recommend that any permission that might be granted be subject to a condition to require the design and implementation of a lighting scheme which conforms to the ACPO guidance.

In the event of an approval, the Council's Control of Environmental Nuisance from Construction Work informative should be attached.

TREE AND LANDSCAPE OFFICER

LANDSCAPE CONTEXT: The site is situated in the south-east corner of the Uxbridge High School playing fields. The new Lancaster Building (for Arts and Maths) lies to the north and, off-site, Brunel University is situated to the south. The plot is close to the eastern boundary of the school campus which backs on to the residential properties in Turnpike Lane. There are no trees or other significant landscape features within the playing field itself. However, there is an avenue of mature trees on a north-south axis which bisects the school playing fields, forming a distinctive landscape feature immediately to the west of the site. There are also a number of mature trees along the east boundary which are growing within mown grass and are separated from the proposed development site by a roadway - which was installed as a temporary haul route to facilitate previous building projects.

Trees on the site are not protected by Tree Preservation Order or Conservation Area designation. Nevertheless, the existing trees contribute to the recreational landscape and environmental quality of the site, providing screening (from neighbours) and spatial definition (within the site). They will also be valuable for biodiversity. Therefore, clarification has been sought as to whether the perimeter trees (or their root protection areas) may be vulnerable to new development in this vicinity.

PROPOSAL: The proposal is to build an indoor sports facility, with a 3m high acoustic fence and associated works.

LANDSCAPE CONSIDERATIONS: Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

- The Design & Access Statement includes reference to the existing trees within the section Site Context & Landscaping. Landmark Trees have provided a supporting letter, regarding the arboricultural impact of the development on the nearby trees. This letter refers an impact assessment report prepared (By Landmark Trees) in 2007.

- There is no intention to remove trees and no anticipated primary impact on trees due to the siting of the building. However, the contractors access and working space should be carefully controlled to safeguard the trees against secondary or accidental damage. Landmark Trees's letter (3rd paragraph) confirms that the siting of the proposed underground water attenuation tanks and

associated pipework will not impact on the RPA of the retained trees. Details of the siting of tanks and alignment of pipework should be conditioned.

· A permanent 3 metre high timber acoustic fence was built along part of the school boundary (east) in association with the Lancaster building. This is to be extended towards the Brunel boundary (south), replacing the existing 2.2 m high fence. Landmark Trees letter (2nd paragraph) acknowledges that the installation of the acoustic fence could have a primary impact on trees T47-52, including T50 (an A category Lime). The report recommends that the footings are excavated under specialist supervision, to ensure that the RPA impact is mitigated. It may also be necessary to undertake pre-emptive crown lifting to prevent accidental damage during installation of the fence. These details should be conditioned.

There is an opportunity to secure landscape enhancement (in the form of additional tree planting) along the east and southern boundaries). If the haul route is no longer required, additional space could be freed up for boundary planting.

Finally, the proposed building is a large structure in the landscape. While the curved roof will help to reduce the visual mass, consideration should be given to the colour of the cladding materials details of which should be conditioned.

RECOMMENDATIONS: No objection, subject to the above considerations and conditions COM6, COM7, COM8, COM9 (parts 1, 2, 4, 5 and 6), and COM10.

S106 OFFICER

It is not considered that there are any s106 requirements at this time. If however EPU deem it necessary to mitigate noise off-site then this can be addressed through the s106 process.

URBAN DESIGN AND CONSERVATION OFFICER

COMMENTS: The school lies adjacent to The Greenway Conservation Area and the original school building fronting The Greenway is Locally Listed. The school site is large and screened on its eastern boundary with the Turnpike Lane properties by a number of substantial trees. There is another band of trees running north south adjacent to the site of the proposed new development that would provide screening to the west.

CONCLUSION: Whilst the new building would be quite large, it would be well screened from the surrounding residential areas and there would be little discernable impact on the setting of the adjacent conservation area. The Locally Listed frontage building would also be unaffected by the new development, as a number of other structures lie between it and the development site. To the rear is the Brunel University campus, which includes a number of buildings, some of considerable size.

The new building would be of simple modern design and functional in appearance. The main design issue in this instance would be the materials proposed for the external skin of the building. Of particular concern is the extensive use of polycarbonate for the upper part of the elevations. In order to fully consider this aspect of the building, it would be helpful to have a sample board of materials provided for consideration.

RECOMMENDATION: No objection in principle, but further consideration needs to be given to the external cladding materials of the new building.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

GREEN BELT

The application site is designated as Green Belt land in the Hillingdon Unitary Development Plan (UDP) Saved Policies (September 2007). UDP Saved Policy OL1 defines the types of development considered acceptable within the Green Belt. These are predominantly open land uses including agriculture, horticulture, forestry, nature conservation, open air recreational activities and cemeteries. It states that planning permission will not be granted for new buildings or changes of use of existing land or buildings which do not fall within these uses. All other forms of development are, by definition, inappropriate. In order for inappropriate development to be acceptable in the Green Belt, very special circumstances must apply. Policy OL2 states that, where development proposals are acceptable within the Green Belt, in accordance with Policy OL1, the Local Planning Authority will seek comprehensive landscaping improvements to enhance the visual amenity of the Green Belt.

London Plan policy 7.16 reaffirms that the "strongest protection" should be given to London's Green Belt, in accordance with national guidance, and emphasises that inappropriate development should be refused, except in very special circumstances.

The NPPF reiterates that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It states that: "When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Saved UDP Policy OL1 and emerging Core Strategy Policy EM2 reflects Green Belt policy as set out within the NPPF. In view of the above policies, very special circumstances will need to be demonstrated in order to justify the development, to the extent that the harm to the openness of the Green Belt has been outweighed. The applicant has submitted that there are very special circumstances that outweigh the potential harm to the Green Belt. These are addressed below.

Educational Use and Need

The NPPF 'Planning for school development' states that there should be a presumption in favour of development of state funded schools. Paragraph 72 of the NPPF states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local Authorities should take a proactive, positive and collaborative approach to meeting this requirement and to development that will widen the choice of education.

Including the School within the Green Belt the applicants argue will inevitably causes some friction between planning policy the educational needs. The school must function effectively and meet the requirements set by the Department for Education. This will mean that the school must provide what are by definition 'inappropriate' facilities in the Green Belt, but which are necessary for the schools. In short, the development of the school over time is required in order to continue to provide a high standard of education, but this will inevitably result in a conflict with the Green Belt policy, since any built development must be deemed inappropriate.

Nevertheless, built development associated with secondary schools is addressed by saved Policy R10 of the UDP which states:

'The local planning authority will regard proposals for new meeting halls, buildings for education, social, community and health services, including libraries, nursery, primary and secondary school buildings, as acceptable in principle subject to the other policies of this plan'.

This is reiterated in the Emerging Core Strategy Policy C12 which encourages the improvement of sports facilities at school. Both Policy R10 and Policy C12 support and encourage improved sports facilities at schools, despite Green Belt policy clearly stating that such development is inappropriate. This inherent policy conflict the applicant maintains, is a very special circumstance.

Furthermore, there is a need and desire by the school to improve its sporting facilities. The School currently only has a small sports hall, with limited changing facilities. This does not allow the School to effectively encourage sporting activities and recreation as well as it would like. The proposed indoor sports facility will allow and facilitate increased participation in sport at the school. Increasing participation in sport the applicants maintain, brings with it improved educational and health benefits. The indoor sports facility will also provide six additional classrooms and two learning zones which will increase the capacity of the school and improve the educational facilities for existing students.

In summary, the school has identified a growing need to improve the indoor sporting facilities at Uxbridge High due to the poor standard of its existing provision and growing desire to encourage sport and recreation for children at the school. The proposed facility will provide a high quality year round facility for students. The provision of school buildings and those associated with sports and leisure are therefore considered acceptable in principle, in compliance with saved UDP Policy R10 and emerging Core Strategy Policy C12.

An Elite and Community Facility

Outside of school hours, the facility will be used by Brentford Football Club. The Football Association, alongside the Premier League and Football League have set out their proposals in the Elite Player Performance Plan (EPPP) which will come into effect for the 2012 - 2013 season. The EPPP aims to improve the development, including their social and educational development, of young football players in England. As part of the EPPP, a new four-tier academy hierarchy is proposed of which Brentford FC is striving to achieve Category 2 Academy Status. In order to achieve Category 2, the Club require access to a facility which provides education alongside football development. The location and the integration with Uxbridge High School is a vital part of delivering on the requirements of the EPPP.

It is intended that the 50 boys at Brentford's Academy will be scholars at Uxbridge High School. They will get their formal education at the School and their football development through evening coaching from Brentford Football Club's coaches. It is considered that the partnership approach taken by the school and the club to provide enhanced sports and education facilities for both will improve the education and football development of students and scholars. There are also strong links between the school and the adjoining Brunel University. The two educational establishments working together on a number of development issues for example in the planning and delivery of a number of Educationally based events. The provision of the indoor sports facility will support and strengthen this sharing of facilities and expertise.

Lack of Alternative Locations

The applicants submit that the provision of an indoor sports facility for the school within its grounds in the most appropriate and sustainable location. Locating the indoor sports facility off-site would create significant logistical and safety problems, and would be unsustainable and very difficult to manage. The 50 boys at Brentford's Academy will be scholars at Uxbridge High School. They will get their formal education at the School and their football development from curriculum time and evening coaching by Brentford Football Club's coaches.

Increased Participation in Sport and Recreation

One of the core planning principles set out at Paragraph 17 of the NPPF states that planning should take account of and support local strategies to improve health, social and cultural well being for all, and deliver sufficient community and cultural facilities and services to meet local needs. The new facility will help to encourage children to take part in sport with the associated health and social benefits. It will provide the opportunity for enhanced sports facilities on a School site which is needed to assist and improve health, education and well-being of the school's students.

No impact on Green Belt Objectives

The applicant argues that the development does not prejudice Green Belt objectives, that the development is the minimum necessary to meet the need for an indoor sports facility, and that the visual and amenity impact has been minimised.

Summary on Green Belt

The Mayor considers that the applicant has demonstrated the need for the provision of additional teaching spaces and a new indoor sports facility to be built for education use and they are considered to be very special circumstances to justify the inappropriate development in the Green Belt. The applicant has identified a growing need to improve the indoor sporting facilities due to the poor standard of its existing provision and the growing desire to encourage sport and recreation for children. On balance, it is considered that the need for facilities to encourage the use for indoor sporting facilities amounts to a case of very special circumstances so as to justify an exception to Green Belt Policy. In addition, it is not considered that the proposal will have such an adverse impact on the openness of the Green Belt so as to justify refusal.

LOSS OF OPEN SPACE

The provision of sports facilities and the protection of recreational open space in urban areas are key Government objectives, as set out in Sport England's Planning Policies for Sport and The NPPF. NPPF Paragraph 74 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. The application site is open space, formally used as a football pitch, and more recently as the contractor's compound during the construction of Phase 1 of the School's expansion. It is not suitable for formal games in its current state.

Paragraph 73 of the NPPF confirms access to high quality opportunities for sport and recreation can make an important contribution to health and well-being of communities. The proposals will bring back a former pitch into formal sports and recreational use on a

year-round basis. In this case, the land will not be lost to recreational use. It will continue to be used more intensively for sport and recreation, but it will be within a building. The proposed development will result in the provision of high quality sports facilities that will benefit Uxbridge High School's ability to deliver enhanced sports education and recreation and help Brentford FC to achieve Category 2 Academy status to work towards the EPPP. In accordance with paragraph 74 of the NPPF, the development of the open space is for alternative, and better, sports and recreational facilities.

The proposals should also be considered in the context of UDP Saved Policies R3, R4 and R16, which seek to safeguard existing facilities for sport. Saved Policy R3 seeks to promote formal recreational facilities and accepts the principle of indoor sports/leisure facilities, provided they are accessible by public transport for all potential users and would not be detrimental to the amenity of the surrounding area, while Policy R4 seeks to resist the loss of recreational open space particularly, if there is (or would result in) a local deficiency. Policy. The over-riding caveat of Policy R16, however, is that such facilities must be accessible to all without increasing the need to use private motor cars.

With regard to the loss of the open playing field, Policy R4 identifies four issues which need to be addressed:

- a). the local deficiency of accessible open space;
- b). the suitability of the site for other types of open land uses;
- c). the ecological structure and other functions of the open space and the extent to which these are compatible with the proposed development;
- d). whether the users of the facility can be satisfactorily accommodated elsewhere in the vicinity.

For criteria a), the school will retain extensive areas of open playing fields.

For criteria b), the site falls within an existing school premises and would not be suitable for other types of open land uses, which are not related to educational needs.

For criteria c), the ecological structure appears limited for the site, with the site comprising mainly of grass and some tree planting along the boundaries. Within the proposal are schemes to enhance the local ecology by new tree planting. This would be secured by condition.

For criteria d), in terms of the loss of part of the field and the satisfactory relocation of the activities elsewhere, the proposal does not provide an alternative venue. However, the proposed scheme would provide an indoor all weather pitch which would largely make up for the loss of the existing football pitch. In addition, the applicants argue that currently, the level of usage is relatively low. The proposed development has been designed to enhance the use and attractiveness of the site by creating a range of facilities, in order to promote social inclusion, health and well being and create facilities that would be attractive and available to a wider range of people.

Sport England's assessment of planning applications for development on playing fields is set out in their planning policy statement, 'A Sporting Future for the Playing Fields of England'. This states that they will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of all, or any part of a playing field, unless at least one of five specific exceptions applies.

Sport England initially provided a holding objection to the proposals, until further information was provided concerning the adequacy of the changing rooms, extended use of the facility in the evening and increased participation by the community.

The applicant has responded to the concerns raised by Sport England as follows:

Changing Rooms - Two changing rooms are provided, either for male and female or home and away teams. Each changing room is 20sqm in size and is able to accommodate 20 persons. There is 500mm per person for the changing spaces/benches. There will also be 5 showers per changing room. This level of provision is compliant with the Sport England guidance note on Pavilions and Clubhouses.

Evening Usage - The proposed indoor sports facility will be utilised from 9am up to 9 pm during weekdays and on Saturday mornings. It is not proposed to use the facility later into the evening as the indoor sports facility is located in close proximity to residential properties.

Use by Other Clubs - The proposed indoor sports facility will be utilised by the school during the daytime and by Brentford Football club in the late afternoon and evenings. Brentford FC will utilise almost all the available time after school hours. When not in use by Brentford FC after school hours, the school will wish to use the facility for evening classes. It should also be noted that in association with Brentford FC, the Community Trust are planning to run events during the summer. With the indoor sports facility almost fully utilised, use of the facility by another club would not be feasible.

On receipt of the above information, Sport England advise that in this case they will not oppose the granting of planning permission involving the loss of part of the playing field, as the proposed development is for an indoor and outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field. (one of their exemption criteria). The additional facilities will provide greater intensity of use for a wider range of sporting activities and therefore must be supported. This is subject to a condition requiring the submission and approval of a Community Use Scheme, which shall include details of pricing policy, hours of use, access to the grass pitches and artificial grass pitch by non-schoolusers/ non-members, management responsibilities and include a mechanism for review.

On balance, it is considered that any adverse impact on the open space has been outweighed by the benefits associated with the new facilities. It is not considered that the scheme conflicts with the aims of Saved Policies policies R3 and R4, which seek to safeguard existing sports facilities. The layout of the proposed uses on site generally accords with a whole range of local, regional and national policies and is therefore considered acceptable in principle.

7.02 Density of the proposed development

There is no residential component to this application.

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

Saved Policy BE4 states that new development within or on the fringes of conservation areas will be expected to preserve or enhance the features, which contribute to the Conservation Area's special architectural or visual qualities. Saved Policy BE8 seeks to protect statutory and locally listed buildings.

The school lies adjacent to The Greenway Conservation Area and the original school building fronting The Greenway is a locally listed. Whilst the new sports building would be quite large, it would be well screened from the surrounding Conservation Area by a band of trees running north south, adjacent to the site of the proposed new development. These trees would provide screening to the west, and the Urban Design and Conservation Officer considers that there would be little discernable impact on the setting of the adjacent Conservation Area. Similarly, it is considered that the locally listed frontage building would also be unaffected by the new development, as no changes are being

made to that building and there are a number of other structures that lie between it and the development site.

It is not considered that they would have a detrimental impact on the setting of the locally listed school building or the Greenway Conservation Area, in compliance with Saved Policies BE4 and BE8 of the UDP.

7.04 Airport safeguarding

The application does not breach the airport safeguarding restrictions and no wind turbines are proposed as part of this development.

7.05 Impact on the green belt

Saved Policies OL1 and OL2 address Green Belt issues and the need to retain and enhance the existing landscape to achieve enhanced visual amenity and open land objectives.

The scale of the proposed indoor sports facility has been kept to the minimum required to comply with DfES standards and Sport England's standard for an internal sports hall. The internal eaves height of the building has been lowered to 9.1m, which is Sport England's minimum height for internal sports halls. The eaves height of the Academy will be lower than the main roof line of the existing Lancaster Building.

In terms of the visual impact on the openness of the Green Belt, careful thought has been given to ensure that the built form is limited to the eastern portion of the school site. The open fields to the west of the existing school grounds are retained for open-air recreation facilities, which is a permissible use in the Green Belt. The proposed siting of the building along the eastern boundary, is considered to be the most appropriate location to maintain the rest of the site's openness and to link with existing elements of the school complex. It concentrates the school buildings to the northern and eastern part of the school grounds and keeps the southern and western areas open.

Although designated as Green Belt, the application site is located within a typical school site with playing fields and school buildings, sitting within a suburban area, surrounded on all sides by built development, which limits the site's openness and perception of openness. It is therefore considered that the proposed location of the indoor sports facility will have limited the impact on the openness of the Green Belt, given the surrounding context.

Since the development is 'inappropriate development', there will inevitably be some harm caused to the Green Belt. However, the buildings are sited well away from the Cleveland Road and The Greenway school boundaries, thereby reducing the dominance of building on the road frontages. In addition, the structure will be screened by a belt of trees to the west and trees on the eastern boundary. This will further reduce the visual impact. It is considered that other locations within the school would be more damaging to the openness of the Green Belt and that overall, the development has been designed to minimise impacts on the openness and visual amenity of the Green Belt. It is therefore not considered that the amenity and openness of the Green Belt would be harmed to a detrimental degree by the proposals, in accordance with Saved degree, in accordance with Saved Policies OL1 and OL5 of the UDP.

7.07 Impact on the character & appearance of the area

Policies BE13 and BE19 of the UDP attempt to ensure that new development makes a positive contribution to the character and amenity of the area in which it is proposed. Policy BE13 states that, in terms of the built environment, the design of new buildings should complement or improve the character and appearance of the surrounding area and

should incorporate design elements which stimulate and sustain visual interest. Policy BE38 of the UDP requires new development proposals to incorporate appropriate landscaping proposals.

To the rear is the Brunel University campus, which includes a number of buildings, some of considerable size. the proposed building would therefore not be out of character with built development on the adjacent University campus.

The new building would be of simple modern design and functional in appearance. The main design issue in this instance would be the materials proposed for the external skin of the building. Of particular concern is the extensive use of polycarbonate for the upper part of the elevations. Details of external materials are therefore secured by condition. Subject to this condition, it is considered that the proposal is consistent with Policies BE13 and BE19 of the UDP Saved Policies (September 2007) and Policy PT1.BE1 (2012)- Built Environment, Hillingdon Local Plan Part 1.

It is noted that the application site is in the area of the school grounds, where Phase 2 of the School's masterplan expansion was permitted. The eastern part of the school has therefore already been identified as being the most appropriate location for new development. Whilst the Phase 2 masterplan building would not overlap the new sports complex, it would directly abut the new complex currently under consideration. Although it would be impractical to construct the Stage 2 building as approved, it would still be possible to erect the building. The current scheme has been assessed on the basis that Phase 2 will not proceed, if the sports complex is implemented. It is therefore recommended that the application be subject to a S106 or Unilateral Undertaking, to ensure that if this scheme be implemented, then the Phase 2 masterplan proposals as approved should not be implemented. The applicant has been advised by way of an informative that if the school were ever to consider implementing Phase 2 of its masterplan proposals, this would entail a new planning application, the determination of which would have to take into account the sports hall.

7.08 Impact on neighbours

Privacy

Policy BE24 of the UDP Saved Policies September 2007 seeks to ensure that the design of new buildings protects the privacy of the occupiers and their neighbours. The supporting text to this policy states that 'the protection of privacy, particularly of habitable rooms (including kitchens) and external private amenity space is an important feature of residential amenity'

The privacy of neighbours will not be affected as there will be no lower level windows in the eastern elevation. The upper element of the building will be fully glazed in order to maximise the natural light in the building, but as the children will be playing on the pitch at ground level there will not be the opportunity to look out or in from the upper level glazing.

Outlook

Policy BE21 of the Unitary Development Plan Saved Policies September 2007 states that planning permission will not be granted for new development, which by reason of its siting, bulk and proximity, would result in a significant loss of residential amenity of established residential areas.

It is not considered that the outlook from neighbour's properties towards the school site

will not be significantly worse as a result of the proposed building. The mature trees that currently run along the boundary of the school and the rear of the properties along Turnpike Lane will remain. These trees will provide screening, with some intermittent views of the proposal, similar to the existing school buildings.

The closest houses to the facility are 24 to 29 Turnpike Lane. This block faces north and the windows in the side of the flats closest to the facility do not serve habitable rooms. Any visual impacts to adjoining neighbours from the ground floor windows and garden areas will be limited by the provision of a 3m acoustic fence and the existing belt of mature trees along this eastern boundary. There will be oblique views from habitable rooms but any change to the outlook from these properties are not considered to be significant. The other houses further north along Turnpike Lane are all over 38m from the new facility. In addition, the new sports building would be sited some 16 metres off the eastern boundary and there would be some screening afforded by retained trees and new planting along this boundary.

It is not therefore considered that the proposal would result in an over dominant form of development which would detract from the amenities of neighbouring occupiers, in compliance with Policy BE21 of the UDP saved policies September 2007.

Sunlight/Daylight

Policy BE20 of the Unitary Development Plan Saved Policies September 2007 states that the Local Planning Authority will seek to ensure that buildings are laid out so that adequate daylight, sunlight and amenities of existing houses are safeguarded.

Light Spillage

The facility has been designed to be sustainable by making the best use of natural light through the inclusion of glazed panels within the upper sections of the elevations. During daylight hours, it is envisaged that no artificial lighting will be required within the facility. This is positive from a sustainability point of view. Outside of daylight hours, and more typically in the winter months, internal lighting will be required. This lighting will be located in the corners of the building and focussed on the pitch. It is proposed that the facility will only be occupied until 9:00pm throughout the year.

During the winter months, there will, therefore, be some limited light spillage, but the manufacturer's lux modelling confirms that there will be no light spillage beyond the boundaries of the school site. Therefore this will not present an unacceptable impact on adjoining properties. In any event, the majority of these properties are also over 38m away with communal car parking areas and the end of gardens adjoining the application site.

To safeguard the situation with regard to the protection of residential amenity, the Council's Environmental protection Unit recommends a condition to require the design and implementation of a lighting scheme which conforms to relevant guidance.

It is not considered that there would be a material loss of privacy, daylight or sunlight to neighbouring properties, as the proposed building would be sited a sufficient distance away from adjoining properties. The proposal is therefore considered to be consistent with the aims of Policies BE20, BE21 and BE24 of the UDP Saved Policies September 2007 and relevant design guidance.

7.09 Living conditions for future occupiers

There is no residential component to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Saved UDP Policies AM2, AM7, AM14 and AM15 are concerned with traffic generation, on-site parking and access to public transport.

The development will be used by existing pupils during the school daytime and by Brentford FC academy during the late afternoon and evening, and during school holidays. The pupils attending the academy will also attend Uxbridge High School. Community Trust events usually involve the Community Trust arranging for groups of disadvantaged or disabled children (20-25 children with carers/supervisors) to visit the Club's facilities and attend football coaching courses. The ability to accommodate these events will be limited to the school holidays. For this reason, the proposed usage will correspond with when the school is vacant and therefore will only replace a small element of the normal use of the site on a normal school day.

It is noted that there will not be an increase in the number of pupils attending the school and it is expected that the academy will operate with a maximum of 30 pupils and 5 coaching staff. There are no proposals to provide additional car parking within the site and the existing parking provision of approximately 65 spaces will remain unchanged. The Highway Engineer considers that based on the nature and hours of operation, there will be sufficient parking within the site. Therefore, it is considered that the development proposals comply with the transportation policies of the adopted Hillingdon Unitary Development Plan, and no objection is raised in relation to the highway aspect of the development.

However, a suitably worded condition is required to be imposed on the planning consent requiring a traffic management plan to be provided before commencement of any works at the site, providing details in relation to access (vehicular and pedestrian) and the parking provision for contracting staff and the delivery of materials during construction. Subject to this condition, no objection is raised on the highways aspect of the proposals, which are considered to be in compliance with Saved Policies AM2 and AM7, AM9, AM14 and AM15 of the UDP saved policies September 2007.

7.11 Urban design, access and security

These issues have been addressed elsewhere in the report.

7.12 Disabled access

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a protected characteristic, which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease.

The Design and Access Statement states that level thresholds into the building would be achieved and suggests that all learning zones would be accessible. It is proposed that a platform lift would be provided to meet Part M of the Building Regulations, to facilitate wheelchair access to the classrooms and spectator area on the first floor. No details have however been provided on the specification of the proposed lift.

The Access Officer raised concerns regarding the access route to the new building and lack of changing facilities for people with disabilities on the ground floor.

Amended plans have been received showing the proposed that the access path at 2 metres in width to meet Building Regulations Part M. The path also meets the

recommended guidance in BS 8300:2009. It is proposed that the path will be either paved or tarmacked, to allow ease of access for all users as recommended by the guidance.

The applicant has taken on board the comments raised concerning the provision of changing facilities for disabled users. Revised plans now detail the inclusion of a combined disabled WC/changing room/shower room on the ground floor, next to the first aid room. The provision of this changing facility has been designed in accordance with Sport England guidance to provide for disabled users.

Subject to conditions to ensure the provision of facilities designed for people with disabilities are provided prior to commencement of use, the scheme is considered to comply with Saved Policy R16 of the UDP, London Plan policies 7.1 and 7.2 and the Council's Supplementary Planning Document 'Accessible Hillingdon'.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

TREES AND LANDSCAPING

Saved Policies OL1 and OL2 address Green Belt issues and the need to retain and enhance the existing landscape to achieve enhanced visual amenity and open land objectives. Saved Policy BE38 stresses the need to retain and enhance landscape features and provide for appropriate (hard and soft) landscaping in new developments.

There is an avenue of mature trees on a north-south axis which bisects the school playing fields, forming a distinctive landscape feature immediately to the west of the site. There are also a number of mature trees along the east boundary which are growing within mown grass and are separated from the proposed development site by a roadway which was installed as a temporary haul route to facilitate previous building projects.

The trees on the school grounds are not protected by Tree Preservation Order or Conservation Area designation. Nevertheless, it is considered that they contribute to the recreational landscape and environmental quality of the site, providing screening from neighbours and spatial definition within the site. They are also considered valuable for biodiversity.

An arboricultural impact addendum has been submitted in support of the application. There is no intention to remove trees and no anticipated primary impact on trees due to the siting of the building are anticipated. However, the contractors' access and working space would need to be carefully controlled to safeguard the trees against secondary or accidental damage. The addendum confirms that the siting of the proposed underground water attenuation tanks and associated pipework will not impact on the root protection areas of the retained trees. Details of the siting of tanks and alignment of pipework have been secured by condition.

The existing 3 metre high timber acoustic fence was built along part of the school's eastern boundary in association with the Lancaster building is to be extended towards the Brunel boundary (south), replacing the existing 2.2 m high. The Arboricultural Impact Addendum acknowledges that the installation of this fence could have a primary impact on some of the boundary trees and recommends that the footings are trial excavated under specialist supervision, to ensure that the root protection area impact is mitigated. It may also be necessary to undertake pre-emptive crown lifting to prevent accidental damage during installation of the fence. These details have been conditioned.

There is an opportunity to secure landscape enhancement, in the form of additional tree planting along the east and southern boundaries. If the haul route is no longer required, additional space could be freed up for boundary planting. The Tree and Landscaping Officer raises no objections, subject to conditions to address the above mentioned considerations.

ECOLOGY

Saved Policy EC2 seeks the promotion of nature conservation interests. Saved policy EC5 seeks the retention of features, enhancements and creation of new habitats. London Plan Policy 7.19[c] seeks ecological enhancement. Although the trees in the school grounds may be valuable for biodiversity, the application site itself is not considered to have a high ecological value.

The current use and management regime of the site as a playing pitch reduces the likely harm on protected species, as the existing playing pitch is unlikely to provide suitable shelter or habitat for hibernating animals. However, the additional tree planting proposed will contribute towards the promotion of nature conservation interests in the area, in compliance with relevant policies. It is considered that the the proposed development could be completed without detriment to the ecological value and biodiversity interests of this area.

7.15 Sustainable waste management

Not applicable to this development.

7.16 Renewable energy / Sustainability

Sustainability policy is set out in the London Plan at Policy 5.2. Part A of the policy requires development proposals to make the fullest contribution to minimising carbon dioxide emissions by employing the hierarchy of: using less energy; supplying energy efficiently; and using renewable technologies. Part B of the policy currently requires non-domestic buildings to achieve a 25% improvement on building regulations. Parts C, D and E of the policy require proposals to include a detailed energy assessment. A Sustainability Statement has been submitted in support of the application.

A number of sustainable features have been incorporated into the proposed development including:

- the preservation of trees on site and only building on land of low ecological value;
- the incorporation of a high efficiency gas heating system with micro-CHP; and
- large roof lights to maximise natural light and minimise the need for electrical lighting.

The Sustainability Statement concludes that proposed development would result in a 26% carbon reduction improvement over Building Regulations, which accords with the requirement set out London Plan Policy 5.2 requiring an improvement of 25%.

The Mayor in his Stage 1 Report raises no objections, but recommends that for clarity, the applicant should confirm the overall regulated carbon dioxide emissions savings after the cumulative effect on energy efficiency measures, CHP and renewables has been taken into account. In addition the Council's Sustainability Officer considers that the submitted energy statement contains insufficient information to fully demonstrate how the development can achieve a 25% reduction in CO₂ emissions from a 2010 baseline.

In response the Mayor's comments, the applicants have stated that the scheme is being designed to achieve Building Regulations 2010 compliance before the use of any low and zero carbon technologies. However, due to the high water demand associated with the

building's use as a sports centre, the proposed development's consumption figures are more than the baseline by approximately 8.3%. Further improvements are likely to be delivered during the detailed design process.

The provision of a future connection to the wider district heating main will be provided through soft point within the foundation and appropriate ducting between the plant room area and externally to the proposed development. Due to the size of the building and predicted heating demand the use of a micro-CHP is being proposed. This will be confirmed at detailed design stage. The use of PV has been investigated for the building, however it is not being proposed at this time as part of the energy solution. Despite the development not achieving savings from Energy Efficiency, should the domestic hot water consumption be reduced some energy savings may be achieved prior to the use of CHP.

The applicants state that the detailed design of the scheme will be undertaken, which will address some of the more technical design issues. A condition requiring the a 25% improvement over Building Regulations 2010 is considered reasonable and therefore recommended, to ensure the current scheme achieves the required level of energy efficiency and carbon reduction. No objections are raised to the details submitted.

Water Demand

The Council's Sustainability Officer notes that the site is in a severely water stressed area and that the development is likely to have a high potable water demand, through the extensive use of showers and wash basins. A condition requiring a scheme for the reduction of potable water is therefore recommended, which should include the harvesting and reuse of rainwater as well as the recycling and reuse of grey water, in order to ensure the development reduces the pressure on potable water.

Subject to compliance with these conditions, it is considered that the scheme will have satisfactorily addressed the issues relating to the mitigation and adaptation to climate change and to minimising carbon dioxide emissions, in compliance with Policies 5.2, 5.13 and 5.15 of the London Plan, Policy PT1.EM1 of Hillingdon Local Plan Part 1 and the NPPF.

7.17 Flooding or Drainage Issues

Drainage

The applicant has stated that soakways and attenuation measures will be used to reduce the surface water runoff. However, no information has been presented regarding the size or location of such measures. With regards to soakaways, no information has been submitted to demonstrate they would actually work. A condition requiring a scheme for efficient management of water from the site is therefore considered necessary. The scheme should demonstrate the provision of sustainable drainage systems within the development to manage surface water run off and minimise the risk of flooding. :

Subject to compliance with this condition, it is considered that the scheme will have satisfactorily addressed drainage issues, in compliance with Policy 5.13 and 5.15 of the London Plan.

7.18 Noise or Air Quality Issues

NOISE

Policies OE1 and OE3 seek to protect the environment from the adverse effects of pollutants and to ensure sufficient measures are taken to mitigate the environmental

impact of the development and ensure that it remains acceptable. Policy OE3 seeks to ensure that uses which have the potential to cause noise be permitted only where the impact is appropriately mitigated. There are no limitations to the hours of use of the current sporting facilities. However, the effects of noise associated with a more intensive use of the site on residential amenity are matters for consideration. Residential properties are located to the east of the application site in Concorde Close and Turnpike Lane.

Although no noise impact assessment was submitted in support of the application, the Council's Environmental Protection Unit (EPU) consider that the impact of noise from fixed plant/heating/ventilation plant can be controlled by way of a suitably worded condition. The building services installation will be limited, as this is a naturally ventilated building, with normal heating requirements.

With regard to noise outbreak from activities within the hall, EPU initially raised concerns over potential noise impact from the development, on the amenity of nearby residents from break out from activities taking place in hall, given that the building is to be constructed of relatively lightweight materials. In response to these concerns, the applicants have provided further information, including an acoustics technical note.

The applicants point out that there are no windows in the elevations facing the neighbours, and any ventilation to the facility will be through small openings in the roof. The applicants therefore submit that that airborne noise from the building will be minimal. Also, internally there will be 2 metre high perimeter re-bound boards, so any balls kicked against the walls will not impact against the cladding, thereby limiting any noise impact. If an occasional ball were to hit the steel columns, then any noise impact would be extremely minimal, due to the solidity of these elements. Therefore reverberation and noise impacts will be significantly reduced. Netting above these boards will catch any high balls, so that they do not impact against the cladding at high level either. In addition, the hall will benefit from an artificial turf pitch, which has substantial local sound absorption qualities, as opposed to an acoustically reflective wooden surface.

The applicants also point out that football is only one of a number of sports played in the hall, with others played during the day that will not impact on the boards at all. In addition, the facility will be used by high quality footballers during the late afternoon and evening (those times when residents may be more likely to be in their homes) who have control of the football in most occasions. This will mean any use of the rebound boards and nets will be limited and therefore result in only rare occurrences when balls hit the boards at all.

The acoustic report concludes that airbourne sport activity noise is expected to be quiet outside and inside the nearest housing, due to the location, construction and design of the building. Impact noise from sport activity is expected to be adequately controlled by the proposed nets and rebound boards. In addition, the covered pitch is expected to reduce noise substantially in comparison to the uncovered pitch in the same location.

In terms of hours of use, the applicants state that the indoor sports facility will not be used beyond 9 pm which corresponds with the current use of the School site. In the event of planning permission being granted, it is considered necessary to impose conditions restricting the use of the development to between 07:30 and 21:00 hours only. Subject to conditions requiring a scheme which specifies the provisions to be made for the control of noise emanating from the development and controlling hours of use, it is not considered that adverse noise or impacts are likely from the site, in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

AIR QUALITY

The impacts on air quality as a result of construction of the proposed development are likely to be limited to impacts from dust from construction activity and emissions from construction traffic. Impacts on sensitive receptors are expected to be negligible, provided that good practice regarding the minimising of the impact from construction dust as detailed in recent guidance is adhered to. Assuming the adherence to this guidance, it is considered unlikely that the nearest sensitive receptors will experience significantly adverse negative impacts as a result of construction dust, or from the re-suspension of road dust from construction traffic.

7.19 Comments on Public Consultations

There have been no responses from local residents to the public consultation.

7.20 Planning obligations

The application has been recommended for approval on the basis that the need for the provision of additional teaching spaces and a new indoor sports facility to be built for education use, are the very special circumstances to justify the inappropriate development in the Green Belt. The school has identified a growing need to improve the indoor sporting facilities, due to the poor standard of its existing provision and growing desire to encourage sport and recreation for children at the school. The provision of school buildings and those associated with sports and leisure are therefore considered acceptable in principle, in compliance with saved UDP Policy R10 and Strategic Local Plan Policy CI2, provided adequate school use can be secured.

It is therefore considered appropriate for the applicant to enter into a legal agreement to ensure that prior to the commencement of the development, a School Use Scheme be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include hours of use, access to the grass pitches and the artificial pitch by pupils and staff, details of coaching provided by Brentford FC management responsibilities. The approved scheme shall be implemented upon commencement of use of the development.

It is noted that the application site is in the area of the school grounds where Phase 2 of the School's masterplan expansion was permitted. The Phase 2 masterplan building would directly abut the new complex currently under consideration, but would not overlap it. The Stage 2 building could therefore still be constructed, although in practical terms it could not be built as approved. Since the current proposal has been assessed on the basis that the unimplemented Phase 2 proposals would not proceed, it is recommended that the application be subject to a S106 Agreement or Unilateral Undertaking, to ensure that if this scheme be implemented, then the extant Phase 2 masterplan proposals should not be implemented.

7.21 Expediency of enforcement action

There are no enforcement issues associated with this site.

7.22 Other Issues

There are no other issues associated with this application.

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'.

10. CONCLUSION

The Mayor has concluded that the very special circumstances of this case are compelling enough to justify a departure from national planning policy and London's Green Belt strategy.

The proposed facility is in keeping with the use of the site as a school and it will not negatively impact upon the character of the area. It is considered that the visual impacts of the proposal will not be of significant detriment to the character of this part of the Green Belt.

It is considered that the the proposed development could be completed without detriment to the ecological value and biodiversity interests of this area. There are no flood risk issues associated with this development. No additional pupils are forecast as a consequence of the development. Therefore, there will be no impact upon the school's parking provision. The proposals would be unlikely to lead to conditions detrimental to highway and pedestrian safety or to traffic congestion on the local road network.

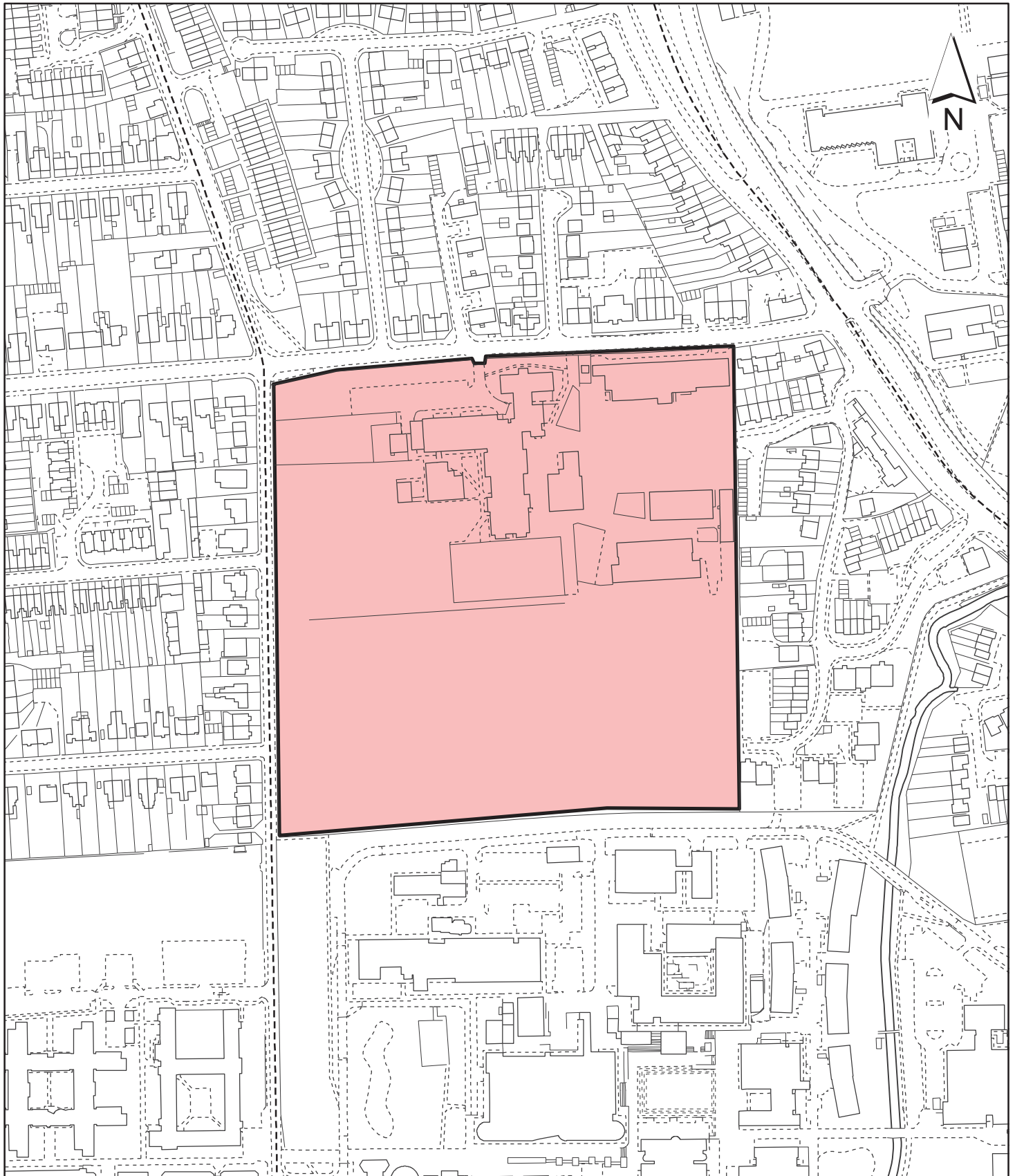
Approval is therefore recommended accordingly.

11. Reference Documents

- (a) National Planning Policy Framework
- (b) London Plan (2011)
- (c) Hillingdon Unitary Development Plan Saved Policies (September 2007)
- (i) Supplementary Planning Document Accessible Hillingdon
- (j) Supplementary Planning Guidance Community Safety by Design
- (k) Supplementary Planning Guidance Air Quality
- (l) Supplementary Planning Guidance Noise
- (m) Supplementary Planning Guidance Planning Obligations
- (n) Hillingdon Local Plan Part 1 Strategic Policies.

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Notes

 Site boundary

For identification purposes only.

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Site Address

**Uxbridge High School
The Greenway
Uxbridge**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

6528/APP/2012/1932

Scale

1:3,000

Planning Committee

Central and South

Date

**November
2012**



HILLINGDON
LONDON