

Report of the Head of Planning, Sport and Green Spaces

Address NORTHWOOD COLLEGE EDUCATIONAL FOUNDATION MAXWELL ROAD NORTHWOOD

Development: Demolition of existing storage sheds and construction of two storey building comprising 1,600 sqm of temporary classroom accommodation, for a period of 3 years from 4 September 2014 (excluding construction/deconstruction period).

LBH Ref Nos: 2082/APP/2014/600

Drawing Nos: 246 13 02 Rev.S-7 (First Floor Plan)
246 13 01 Rev.S-8 (Ground Floor Plan)
Email from Savills dated 23.04.14
Email from Savills dated 24.04.14
Unnumbered plans showing existing school capacity
Unnumbered plans showing potential capacity
10 Rev.D (Site Plan - Proposed)
Design and Access Statement
Tree Survey and Report prepared by Tree Sense Arboricultural Consultants dated 19/02/14
Drainage Calculations (Sheet 1) prepared by SiBCAS dated 14/02/14
Energy Statement prepared by SiBCAS dated 16/02/14
Drainage Calculations (Sheet 2) prepared by SiBCAS dated 07/02/14
Planning Statement prepared by Savills dated February 2014
Statement of Community Involvement prepared by Savills dated February 2014
Transport Statement prepared by Vectos dated February 2014
School Travel Plan prepared by Vectos dated February 2014
Email from Savills dated 16/04/16 (16:18)

Date Plans Received:	21/02/2014	Date(s) of Amendment(s):	23/04/2014
Date Application Valid:	07/03/2014		24/04/2014
			07/03/2014
			16/04/2014

Reason for Urgency

This application warrants urgent consideration as it proposes works linked to the provision of educational facilities which must be in place prior to the commencement of the next school year. It is therefore important that a decision is reached as soon as possible to ensure that the school can organise provision of the facilities or make alternative arrangements.

1. SUMMARY

This application seeks planning permission for the erection of a two-storey modular classroom block, for a temporary period of three years, at Northwood College in Northwood.

Northwood College is an independent day school for girls aged between 3 and 18 years. It was acquired by the Girls' Day School Trust (GDST), who are one of the UK's leading networks of independent girls' schools, in September 2013. In tandem with joining the GDST, it was agreed that Northwood College would merge with Heathfield School, which

is located in Pinner (within the London Borough of Harrow), by September 2014. Although the amalgamation of the two schools could be accommodated entirely within Northwood College's existing accommodation, additional temporary accommodation is nevertheless required to ensure that the school can continue to offer the same level of high quality educational facilities.

It is understood that places have already been offered at Northwood to all existing Heathfield pupils for September 2014 and the applicant has confirmed that, although undesirable, if planning permission was refused for this proposal, the existing school buildings would simply just be adapted, through internal building works and reconfiguration of space, not requiring planning permission, to accommodate the additional pupils. Plans and pupil numbers to demonstrate that this could easily be achieved have been provided. Accordingly, whilst the proposed accommodation would assist with the amalgamation and enable the school to continue to offer science lessons in purpose built classrooms, the proposed accommodation is not essential to the merger of the two schools later this year.

In the long term it is understood that the aspiration is to permanently expand the Northwood College site to enable the school to continue to offer the same range of facilities.

No objections are raised to the principle of the development in this location and, notably, due to the temporary nature of the proposed building Sport England have confirmed that no objections are raised to the small encroachment which would occur onto the playing fields.

The applicant has confirmed that the merger of the two schools is not dependent on planning permission being granted for the proposed science classrooms, as the additional pupils would be accommodated within the school's existing accommodation if absolutely necessary. Accordingly, it is not considered that the resulting impact on the local highway network can reasonably be considered as part of this application.

Given the temporary nature of the proposed building, it is not considered that it would have a significant detrimental impact on the character or appearance of the school site or the Northwood Town Centre Green Lane Conservation Area. Furthermore, it is not considered that it would result in such a significant loss of amenity to the occupants of the nearest residential properties that refusal could be justified.

The proposal is considered to comply with relevant Local Plan, London Plan and national policies and, accordingly, approval is recommended.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T4 Temporary Building - Removal and Reinstatement

The building hereby permitted shall be removed and the land restored to its former condition on or before 4th September 2017.

REASON

The building, by reason of its siting on the school playing fields and its design is not considered suitable for permanent retention in compliance with Policies R4, BE4 and BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 3.19 of the London Plan (July 2011).

2 COM4 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 10 Rev.D, 246 13 01 Rev.S-8 & 246 13 02 Rev.S-7 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 COM5 General compliance with supporting documentation

The development hereby permitted shall be completed in accordance with the following supporting plans and/or documents:

Tree Survey and Report prepared by Tree Sense Arboricultural Consultants dated 19/02/14

Transport Statement prepared by Vectos dated February 2014

School Travel Plan prepared by Vectos dated February 2014

Energy Statement prepared by SiBCAS dated 16/02/14

For the avoidance of doubt this includes the implementation of all traffic management and reduction measures set out within the submitted Transport Statement and School Travel Plan.

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 . Specify Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 COM8 Tree Protection

No site clearance or construction work shall take place until the fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained has been erected in accordance with the details shown in the approved Tree Survey and Report prepared by Tree Sense Arboricultural Consultants, dated 19/02/14. 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 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 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

6 NONSC SUDS1

Within 1 month of the date of consent a detailed surface water drainage scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include a restriction in run-off and surface water storage on site and shall incorporate sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Additionally it will:

- i. provide details of the surface water design and how it will be implemented to ensure no increase in flood risk from commencement of construction and during any phased approach to building.
- ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime.
- iii. provide details of the body legally responsible for the implementation of the management and maintenance plan.

The scheme shall also demonstrate the use of methods to minimise the use of potable water, and will:

- iv. incorporate water saving measures and equipment.
- v. provide details of water collection facilities to capture excess rainwater;
- vi. provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy 5.12 Flood Risk Management of the London Plan (July 2011) and Planning Policy Statement 25. To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

7 NONSC SUDS2

Within 1 month of the date of this consent a detailed survey of the adjoining drainage ditch, details showing the extent and nature of clearance works to that ditch and a management and maintenance plan of the ditch shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the drainage ditch has sufficient capacity to accommodate the run-off from the proposed building and to ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy 5.12 Flood Risk Management of the London Plan (July 2011) and Planning Policy Statement 25. To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

8 NONSC Construction Traffic Management Plan

Prior to the commencement of development a traffic management plan shall be submitted to and approved in writing by the Local Planning Authority. This shall provide details in relation measures to ensure the safety of children, access (vehicular and pedestrian), the construction access including provision of adequate swept paths and the parking provision for school and contracting staff and the delivery of materials during construction.

REASON

To ensure that the construction does not have an unacceptable impact on residential amenity and in the interests of highway and pedestrian safety in accordance with policies AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 152 **Compulsory Informative (1)**

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

2 153 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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE4	New development within or on the fringes of conservation areas
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
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.
BE22	Residential extensions/buildings of two or more storeys.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
R4	Proposals that would involve the loss of recreational open space
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
R10	Proposals for new meeting halls and buildings for education, social, community and health services
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons

3 11 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 **13** **Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

5 **111** **The Construction (Design and Management) Regulations 1994**

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

6 **112** **Notification to Building Contractors**

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

7 **115** **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.

8 119 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.
Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

9 134 Building Regulations 'Access to and use of buildings'

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

10

The Council's Access Officer has provided the following advice:

a) 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.

b) Fixtures, fittings and furnishings, particularly hard materials should be selected to ensure that sound is not adversely reflected. The design of all learning areas should be considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.

c) Care should be taken to ensure that the internal decoration achieves a Light Reflectance Value (LRV) difference of at least 30 points between floor and walls, ceiling and walls, including appropriate decor to ensure that doors and door furniture can be easily located by people with reduced vision.

d) Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.

e) Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.

f) Flashing beacons/strobe lights linked to the fire alarm should be carefully selected and installed to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

11

The school is advised that the management and maintenance of the adjoining drainage ditch should be something that they are doing regularly to ensure they fulfill their 'riparian responsibilities' as landowner.

12

With regard to condition 8, the Council's Highway Engineer has advised that the submitted Travel Plan is broadly acceptable subject to some minor changes. Accordingly, it is recommended that you contact the Council's Travel Plan Officer, Sophie Wilmot, at SWilmot@hillingdon.gov.uk or via the Council's Contact Centre on 01895 250230, for further advice prior to submission.

3. CONSIDERATIONS

3.1 Site and Locality

Northwood College occupies an approximately 3.3 hectare irregularly shaped plot located on the north west side of Maxwell Road in Northwood. It is an independent day school catering for girls aged between 3 and 18 and it currently has approximately 745 pupils on role and 182 staff.

The site accommodates a number of buildings, which make up the lower and upper schools and the sixth form, in addition to tennis courts, playing fields, a Multi-Use Games Area (MUGA), a playground, hard play space, car parking and ancillary facilities.

Despite its close proximity to Northwood Town Centre, it falls within a predominantly residential area and is bounded by residential properties to the north east and south west. To the north west it is bounded by residential properties and garages and to the south east residential properties lie on the opposite side of Maxwell Road.

The application site itself comprises an area of approximately 0.87 hectares, which is located towards the north east side of the site and accommodates the school's playing fields, tennis courts and small storage buildings.

The entire school site falls within the Northwood Town Centre Green Lane Conservation Area as designated in the Hillingdon Local Plan. The buildings at the front (south east) of the site, including the Old School, Sixth Form and Library, Wray Lodge and Vincent House, are locally listed. Trees towards the south eastern edge of the playing field, fronting Maxwell Road, and on adjoining sites to the north east and north west are protected by Tree Preservation Orders.

3.2 Proposed Scheme

It is proposed to provide a two-storey temporary classroom block, for a period of three years, towards the northern most corner of the site on land currently comprising tennis courts and a part of the school's playing field.

The accommodation would comprise 10 science classrooms, a junior science room, prep rooms, offices, WCs and circulation space. It would provide approximately 1,600m² of floorspace.

Internal refurbishment work would also take place within the existing school, although it is understood that no external changes would be required as part of those works and so planning permission is not required.

Notwithstanding higher numbers quoted in the supporting documentation, since submitting the application responses to the school's offer of places have been received. Based on this up to date information, the applicant has now confirmed that with the amalgamation of the two schools the site will need to accommodate a maximum of 194 additional pupils and an additional 20 staff.

The applicant has requested that should planning permission be granted, this is for a temporary period of three years from occupation, rather than from date of consent, to coincide with the academic year. The applicant has also requested that no pre-commencement conditions be attached to any consent granted, due to the tight timescales for delivery. It was noted when visiting the site that preliminary works to accommodate the building are already well under way.

3.3 Relevant Planning History

2082/APP/2002/1510 Northwood College Maxwell Road Northwood

ERECTION OF SINGLE STOREY EXTENSION TO WRAY LODGE, NEW ASSEMBLY HALL AND LINK, EXTENSION OF DINING ROOM IN OLD SCHOOL WEST WING, REPLACEMENT OF EXISTING SINGLE STOREY EXTENSION WITH TWO STOREY WING TO REPLACE EXISTING OLD SCHOOL EAST WING AND NEW CONNECTING TWO STOREY LINK, NEW

1 AND 2 STOREY MUSIC CENTRE AND EXTENSION TO COACH HOUSE (OUTLINE APPLICATION)

Decision: 21-03-2003 Approved

2082/APP/2003/1103 Northwood College Maxwell Road Northwood
ERECTION OF A TWO STOREY MUSIC AND DRAMA FACILITY

Decision: 02-07-2003 Approved

2082/APP/2007/1411 Northwood College Maxwell Road Northwood
REMOVAL OF AN EXISTING BUILDING AND CONSTRUCTION OF NEW EARLY YEARS CENTRE AND RELOCATION OF ALL-WEATHER SPORTS SURFACE PLAYING FIELD (APPROVED UNDER PLANNING APPLICATION REF. 2082/APP/2003/1103) INCLUDING DETAILS OF DESIGN AND LAYOUT.

Decision: 11-09-2007 Approved

2082/APP/2008/1241 Northwood College Maxwell Road Northwood
VARIATION OF CONDITION 17 (RENEWABLE ENERGY) OF PLANNING PERMISSION REF.2082/APP/2007/1411 DATED 11/09/2007: REMOVAL OF AN EXISTING BUILDING AND CONSTRUCTION OF NEW EARLY YEARS CENTRE AND RELOCATION OF ALL-WEATHER SPORTS SURFACE PLAYING FIELD (APPROVED UNDER PLANNING PERMISSION REF.2082/APP/2003/1103) INCLUDING DETAILS OF DESIGN AND LAYOUT).

Decision: 31-08-2012 NFA

2082/APP/2009/2551 Northwood College Educational Foundation Maxwell Road Northwood
Installation of play equipment (Retrospective application.)

Decision: 22-01-2010 Approved

Comment on Relevant Planning History

The site has an extensive planning history. None is directly relevant to this proposal.

4. Planning Policies and Standards

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
London Plan (July 2011)
National Planning Policy Framework
Hillingdon Supplementary Planning Document: Accessible Hillingdon
Hillingdon Supplementary Planning Document: Residential Layouts
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Noise
Hillingdon Supplementary Planning Document - Air Quality

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM5 (2012) Sport and Leisure
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- BE4 New development within or on the fringes of conservation areas
- BE10 Proposals detrimental to the setting of a listed building
- BE13 New development must harmonise with the existing street scene.
- 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.
- BE22 Residential extensions/buildings of two or more storeys.

- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- R4 Proposals that would involve the loss of recreational open space
- R5 Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
- R10 Proposals for new meeting halls and buildings for education, social, community and health services
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
 - (i) Dial-a-ride and mobility bus services
 - (ii) Shopmobility schemes
 - (iii) Convenient parking spaces
 - (iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **10th April 2014**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 101 local owner/occupiers and the Northwood Residents' Association. Site and press notices were also posted. Two letters of objection have been received which raise the following concerns:

- i) It is unclear where the building will be in relation to Wilford Close.
- ii) Trees already block light to properties in Wilford Close. A two-storey building will make this worse.
- iii) A permanent solution needs to be found to address congestion at peak times.
- iv) The expansion of the school should not be allowed unless a parking/pick-up/drop-off solution is provided in Green Lane public car park, which adjoins the school.
- v) Cars from Waitrose and the school cause chaos during morning and afternoon rush hours.

It should be noted that the applicant has submitted a Statement of Community Involvement which provides details of pre-application consultation which was carried out by the applicant prior to submission of the planning application. This confirms that approximately 600 local residents, businesses and organisations were invited to give their views and attend an exhibition on the proposals in January 2014. The exhibition was held at the school over two weekday evenings and during the day on a Saturday.

In excess of 90 people attended the exhibition and 15 completed feedback forms. Positive and negative comments were received. Most of the positive comments were fairly general. The main concerns raised related to impact on residential amenity, traffic and parking.

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 proposed temporary building does not accord with Sport England's policy; however, given its temporary nature and the commitment to restore the land at the end of the 3 year temporary

period, it is reasonable to take a pragmatic view.

This being the case, Sport England does not wish to raise an objection to this application, subject to a condition(s) being attached to the decision notice requiring the structure to be removed and the land restored at the end of the three year period.

Internal Consultees

TREES/LANDSCAPE OFFICER

Landscape Character/Context:

The site is occupied by a school campus situated on the west side of Maxwell Road. The campus houses a number of buildings and open spaces associated with the lower and upper schools, with the largest open space occupying the northern end of the site.

The school lies on the edge of Northwood Town Centre and is almost surrounded by residential properties with Anthus Mews and Wilford Close to the north, The Glen to the west and Myrtleside Close to the south. The north-west boundary is defined by a tree-lined water course. The landscape quality of the school contributes to the visual amenity of the area, notably the mature trees lining the Maxwell Road frontage. The quality and landscape value of one line of trees in the north-east corner of the site has been recognised by their protection by TPO No. 491.

Proposal:

The proposal is to demolish the existing storage sheds and construct a two-storey building comprising 1,600sqm of temporary classroom accommodation, for a period of 3 years from 4 September 2014 (excluding demolition and construction period).

Landscape Consideration:

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 area affected by this application is in the north-west corner of the playing fields, an area currently occupied by a tennis court and small ancillary buildings immediately to the south of water course and to the rear of the houses in Wilford close.
- The Design & Access Statement makes no specific reference to landscape analysis or objectives for the site. However, it notes (section 4.0) that the proposed 'accommodation is also well-screened by mature trees along the western boundary from the residential properties on Wilford Close'.
- A tree survey to BS5837:2012 by Tree Sense, dated February 2014 has been submitted in support of the application.
- The survey includes an arboricultural impact assessment and arboricultural method statement.
- The survey assesses the condition and value of 24No. individual specimens on the site and 3No. trees (prefixed 'N') off-site, but close to the boundary.
- In section 8.2 the report notes that T7 (ash) is the only tree which has a RPA (root protection area) that will be marginally impacted upon.
- Section 9.00 specifies the measures required to safeguard the retained trees, including the use of fencing and ground protection. Further details and a method statement describing how the trees will be protected continues (9.1-10.1).
- If the application is recommended for approval, the tree protection plan should be fully adhered to. However, due to the existing tree screen to the west and the need to retain open playing fields to the east (and the distance from Maxwell Road, further landscape enhancement conditions are not considered necessary to preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

Recommendations:

No objection subject to strict adherence to the recommendations within the tree report, conditions COM8 and COM10.

URBAN DESIGN/CONSERVATION OFFICER

The site falls within the Northwood Town Centre Green Lane Conservation Area and also lies adjacent to The Glen Conservation Area. Given the position of the proposed unit and the mature tree screening that exists along the site boundary, it is unlikely that the setting of either of these designated areas would be detrimentally effected by the proposed block. There would be some partial views of the new structure from Anthus Mews, which is not within a conservation area, however, as the new unit would be set at a reasonable distance from the site boundary and seen against the existing school blocks, its impact would be fairly minor.

No objection in terms of impact on the setting on heritage assets.

SUSTAINABILITY OFFICER

Due to the temporary nature of the development, no objections are raised to the proposals as submitted. No extensions to the permission should be authorised however without a review of the energy requirements.

ACCESS OFFICER

Northwood College is an independent day school for girls aged between 3 and 18 years. Planning permission is sought to erect a two-storey, temporary, modular science block with a floor area of 1600 m². The temporary building would, following a recent merger with Heathfield School for Girls, require 10 science classrooms, a junior classroom, a library, offices, and toilet facilities.

It is understood that the temporary science accommodation would remain in place for a period of three years until work is completed to reconfigure the existing Art & Science building, as well as to convert the science labs, into teaching labs.

The temporary building would be accessed via an external return ramp, which, although practical, offers no aesthetic appeal and positively detracts from what is good in design terms and accessibility. An accessible/staff toilet facility would be provided on the ground floor, with additional staff toilet facilities on the ground floor. The Design & Access Statement reports the school's view that lift access would not be necessary, as the first floor would offer no unique teaching or learning activity that could not be provided on the ground floor.

However, the Library/Project Room is currently proposed on the first floor. This room would not only constitute a unique facility, but without the benefit of wheelchair access, would bar some disabled pupils from interacting spontaneously with their peers, and also from accessing the library. Moreover, it is likely that the omission of lift access to the first floor would be unacceptable from a Building Control perspective, which would require an amendment to the internal layout, which may affect the building's footprint and any planning permission.

Conclusion: unacceptable. On the basis that only the ground floor of the building would be accessible, and that the building could conceivably remain for a period longer than three years, an objection is raised on the grounds of poor accessibility.

Should the Council be minded to approve the application, revised plans should be requested. In addition, informatives relating to access and equality and internal fittings and decoration should be attached.

Officer comment: The applicant has confirmed that the proposed library is no longer required within this building as there is a library within the existing school and amended plans have been provided.

It is considered that this addresses the Access Officer's concerns as there are now no unique facilities proposed at first floor level. Planning permission would be required to retain the building for longer than three years and, as such, refusal could not be justified on the basis that it "could conceivably remain for a period longer than three years."

FLOODWATER MANAGEMENT SPECIALIST

The site lies in Flood Zone 1. However it does lie adjacent to a watercourse, which is located at the rear of the school. No consideration has been given to the capacity or condition of this watercourse, which if blocked could impact the new development. Although it is noted that the ditch will be cleared in anticipation of the new development, this should be done sensitively considering this is also an area of screening to the neighbouring properties. Although surface water drainage calculations are provided it would appear that it is proposed to discharge directly into the ditch. Although there is no objection in principle to the use of the ditch, the discharge into it should be controlled and further information is required to confirm whether or not this is acceptable. This ditch suffers from flooding further downstream and it is important that surface water is controlled on site and National Standards and London Plan both require the improvement of the current situation.

An indicative suggestion for the way water will be controlled and location set aside should be provided. Given that there is clearly sufficient space to accommodate this within the grounds, this could be dealt with via the standard suds condition.

A condition requesting that details of the clearance plan is provided, in addition to the carrying out of a survey of the ditch and any structures over the school property and a management and maintenance plan of the ditch and structures for the length of duration of the building, should be attached if planning permission is granted.

It should also be noted that the management and maintenance of the ditch should be something that the school is doing regularly to ensure they fulfil their 'riparian responsibilities' as landowner.

HIGHWAY ENGINEER

The development is for the provision of a two-storey temporary modular building that will accommodate a science block comprising of classrooms, preparation rooms, project work/library and office space for a period of 3 years, which will facilitate the merger with the Heathfield School for Girls. There are no proposals to provide additional car or cycle parking within the site and access will remain as existing from Maxwell Road.

In order to assess the development in relation to the expected impact along the surrounding highway network, a Transport Statement (TS) has been submitted, which considers the increase in pupils at the site. However, the details provided within the TS are no longer relevant to the proposals, as the applicant has demonstrated that the existing school can accommodate the additional pupils without the need for planning consent.

When reviewing the number of pupils and staff at the site, it is noted that the existing school currently operates with 745 pupils and 162 members of staff. However, the school has capacity for 1146 pupils aged between 3 and 18 years.

Notwithstanding the proposals, there will be an increase of 194 pupils and 20 staff that will transfer from the Heathfield School for Girls, giving a total of 939 pupils and 182 staff that will be accommodated at the site. As a result, the existing school can accommodate the proposed increase in pupils and staff without the requirement of planning consent or the construction of the proposed temporary modular building.

When reviewing the existing operation of the adjacent highway within the immediate area of the site, it is noted that this suffers a high demand for kerbside parking during the peak periods associated with the school. Additionally, from site inspections, Maxwell Road, Leaf Close, Hawkesworth Close and Dormans Close have been observed to be at capacity, with vehicles parking illegally and obstructing the free flow of traffic.

It is noted that the the applicant has submitted a Travel Plan, which has identified a number of mitigation measures that could be implemented. These include the provision of an additional school bus, the design and operation of a car sharing database, promotion of the Green Lane car park for parents/guardians who drop off/pick up pupils and the promotion of walking.

These measures are encouraged in order to maximise the use of sustainable modes of transport and the Travel Plan should be reviewed at regular intervals to monitor and if required, update and/or amend the document in order that the aims and objectives are achieved. However, the need for a travel plan is not directly linked to impacts arising from the planning application being considered. The applicant should therefore be encouraged to progress these matters with the Council's School Travel Planning Team outside of the planning process.

The only highways impact which would directly relate to the proposal would be any potential impacts arising during the construction phase, a condition is therefore recommended for imposition on the planning consent requiring a traffic/construction management plan to be provided before commencement of any works at the site in order to minimise the impact along the adjacent highway network during construction. Notwithstanding the details already submitted within the TS, swept paths of construction vehicles entering and exiting the site are required to be provided. All swept paths are required to include a 300mm margin of error.

Finally, it appears that from the swept paths provided within the TS, that the construction access to the site is required to be widened. Therefore, subject to reviewing the revised swept paths, details of the widening (if required) of this access are required to be provided before commencement of works at the site, which should be covered through a suitable planning condition.

Therefore no objection is raised to the proposal subject to a condition requiring a construction management plan and informatives encouraging the school to liaise with the Council's Highways Team regarding other potential improvements outside the planning system.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy R10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to encourage the provision of enhanced educational facilities across the borough, stating:

"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 other policies of this plan."

This is reiterated in the London Plan Policy 3.18 which states:

"Development proposals which enhance education and skills provision will be supported, including new build, expansion of existing facilities or change of use to educational purposes. Those which address the current projected shortage of primary school places will be particularly encouraged."

Whilst at national level the DCLG Policy Statement on Planning for Schools Development

and the NPPF focus predominantly on provision of state funded education, the Local Planning Authority acknowledges that there may also be a demand for private provision and that this can also, to some degree, help to meet the increasing need for additional school places. Paragraph 72 of the NPPF confirms that great importance should be attached to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities and that great weight should be given to the need to create, expand or alter schools.

Notwithstanding the above, and whilst it is acknowledged that alternative tennis courts are available and that the existing hockey pitch would be retained, the proposal would result in a loss of sports facilities, including part of the playing field, albeit on a temporary basis.

Policy R4 of the Hillingdon Local Plan: Part 2 states:

"The Local Planning Authority will not normally grant planning permission for proposals which involve the loss of land used (or where the last authorised use was) for recreational open space (including publicly accessible open space and playing fields, private or school playing fields, private or public allotments), particularly if there is (or would be) a local deficiency in accessible open space."

London Plan policy 3.19 and Paragraph 74 of the National Planning Policy Framework reiterate that proposals which involve the net loss of sport and recreation facilities, including playing fields, should be resisted.

Sport England have been consulted on the proposals and have confirmed that the loss of sports facilities would be unacceptable on a long term basis. However, due to the temporary nature of the proposed building, in this instance Sport England have raised no objections subject to a condition to ensure that the building is removed from site within three years and the land restored back to playing field thereafter.

Given the strong policy support for new and/or improved educational facilities and that there would only be a short term loss of playing field, no objections are raised to the principle of the development in this instance, subject to the proposals meeting site specific criteria.

7.02 Density of the proposed development

Not applicable to this type of development.

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

The site falls within the Northwood Town Centre Green Lane Conservation Area. Furthermore, several of the school buildings fronting Maxwell Road are locally listed. However, the proposed building is located towards the rear of the playing fields, set some distance back from the front of the site and road. Whilst some views would be available, tree screening around the site boundaries limits these. Given the distance of the proposed building from Maxwell Road and the locally listed buildings at the front of the school site together with existing tree screening around the school's boundaries, it is not considered that the proposal would have any significant detrimental impact on the character or appearance of the Conservation Area or on the setting of the locally listed buildings. Notably, the Council's Urban Design/Conservation Officer has raised no objections to the application.

Notwithstanding the above, it should be noted that the proposed building, by reason of its temporary design, would not be suitable for permanent retention in this location.

7.04 Airport safeguarding

Not applicable. There is no requirement to consult the aerodrome safeguarding authorities on this application.

7.05 Impact on the green belt

Not applicable. There is no Green Belt land in the vicinity of the site.

7.07 Impact on the character & appearance of the area

This issue has been largely addressed in part 7.03 of the report. Given the set back of the building from Maxwell Road and tree screening around the site boundaries, it is not considered that the proposal would have any significant detrimental impact on the character or appearance of the surrounding area, including the Maxwell Road street scene.

7.08 Impact on neighbours

The nearest residential properties in Anthus Mews, to the north east, are located approximately 15m away from the nearest part of the proposed building. Notably there would be no windows in the north east elevation of the proposed building and so no overlooking would occur from here. Furthermore, this distance complies with guidance within the Council's Supplementary Planning Document on Residential Layouts, which requires a minimum distance of 15m between buildings where a two or more storey building abuts another property or its garden, to avoid possible over domination. Accordingly, it is not considered that the proposal would result in any significant loss of light, outlook or privacy to those properties such that refusal could be justified.

The nearest property in Wilford Close, to the north west, would be located approximately 18m away from the northern most corner of the building. All other properties would be located over 21m away due to the orientation of the building. Notwithstanding this, the applicant has committed to the provision of obscure glazing only in the rear elevation of the building as this serves a corridor rather than classrooms. Furthermore, tree screening along the school's north west boundary also significantly obscures views of the building from here, particularly during summer months. Given the distance between the proposed building and those properties, which complies with guidance in the Council's Supplementary Planning Document on Residential Layouts, the provision of obscure glazing in this elevation and the presence of tree screening along the site boundary, it is not considered that the proposal would result in any significant overshadowing, loss of privacy or loss of outlook, which would be of such detriment to residential amenity that refusal could be justified.

7.09 Living conditions for future occupiers

Not applicable to this type of development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The applicant has provided a Transport Statement in support of the planning application. At the time that document was prepared the number of pupils likely to transfer from Heathfield School to Northwood College was unknown and so a worst case scenario was taken that all 344 pupils from Heathfield would transfer over. However, since the application was submitted the applicant has confirmed that the school has now received responses to its offer of places with only a small number left to confirm and so the maximum number of additional pupils would actually only be 194. Accordingly, the school would need to accommodate a maximum of 939 pupils. There would be 20 additional staff resulting from the merger.

Notwithstanding the above, the applicant has clearly confirmed that, although undesirable, the additional pupil numbers could be accommodated within the school's existing buildings and that regardless of whether planning permission is granted or not, the merger will take place in September.

The applicant has advised that, although currently there are only 745 pupils on roll, the school's existing buildings could easily accommodate up to 850 pupils and, although it would be contrary to the school's current policy for smaller class sizes and therefore highly undesirable, it has been demonstrated that if all classrooms were used to maximum capacity it could in fact accommodate up to 1,146 pupils without the need for any internal modifications.

Notwithstanding the above, the applicant has advised that if planning permission for the temporary classrooms was refused internal refurbishment and remodelling works, not requiring planning permission, would be carried out within the existing buildings to accommodate the additional pupils. Plans to demonstrate how this would work have been provided and the applicant has confirmed that through these works, if filled to maximum capacity, the school could accommodate up to 1,353 pupils. The applicant has however emphasised that the GDST do not in reality operate to these maximum numbers as it would be against their policies for smaller class sizes.

Given that it has been demonstrated that the school could easily accommodate the increase in pupil numbers within its existing accommodation either with or without internal refurbishment works and that the merger is not dependent on the proposed temporary classrooms, it is not considered that it would be reasonable to consider the impact of the increased pupil numbers on the local highway network as part of this application and refusal could not be justified on these grounds.

Notwithstanding this, the Transport Statement details a number of mitigation measures which will be implemented by the school and are aimed at helping to reduce the parking and congestion issues. These are also outlined in the submitted Travel Plan. Some of the measures proposed, include:-

- Updating the school Travel Plan to encourage use of more sustainable modes of transport to/from school, especially among senior pupils who are likely to be more independent.
- Continuation of a walking bus five days a week from the Green Lane Car Park, which is currently used by parents to drop-off and pick-up pupils.
- Provision of a free coach service from Heathfield School to Northwood College for 1 year, after which a coach service will be provided to meet demand.
- Increased dispersal of information aimed at promoting car sharing to parents and staff.
- Presence of school traffic marshals at peak pick-up and drop-off times to observe traffic associated with the school, encourage pupils to move along quickly and to challenge those who park and/or drive inappropriately or unsafely.
- Introduction of a Code of Conduct that parents will be asked to sign up to that encourages safe, responsible and considerate travel behaviour.

These measures are welcomed, but they do not relate directly to the impact of the development being considered under this application and are not necessary to mitigate its impact. Accordingly, it is not appropriate to secure these measures through a planning condition. An informative is therefore recommended encouraging the applicant to liaise with the Council's Highways and School Travel Planning Teams to progress these measures outside of the planning system.

Subject to a condition securing a construction management plan, no objections are raised to the development on highways grounds.

7.11 Urban design, access and security

Urban Design:

The size and height of the building appears to have been kept to the minimum possible to provide the necessary accommodation. Its design would be typical of that of temporary classroom provision and, as such, would not be acceptable in the long term, particularly given the location of the site within the Northwood Town Centre, Green Lane Conservation Area. However, on a temporary basis it is considered to be acceptable and, notably, the Council's Urban Design/Conservation Officer has raised no objections in this respect.

Security:

Given the temporary nature of the proposed development and the fact that the existing premises will already be operating its own security measures a secure by design condition is not considered to be necessary in this case.

7.12 Disabled access

The submitted Design and Access Statement confirms that the ground floor of the proposed building would be fully accessible via external ramps, that a disabled WC would be provided at ground floor level and that the proposal would fully comply with the requirements of Part M of the Building Regulations.

No lift access would be provided to the first floor. The applicant has argued that no unique facilities would be provided at first floor level and so if pupils with disabilities were in attendance the school would simply manage this to ensure their lessons took place at ground floor level.

Notwithstanding this, the Council's Access Officer has objected to the application on the basis that there is a library proposed at first floor level, which cannot be accessed by all, and that the building could remain in excess of three years. Amended plans have now been provided which show the omission of the library and a condition would be attached, if planning permission is granted, requiring the removal of the building within three years. Planning permission would be required to retain the accommodation on site for a longer period that this and accessibility issues could be reassessed at that time. It is considered that the amended plans and condition overcome the Access Officer's objections.

7.13 Provision of affordable & special needs housing

Not applicable to this type of development.

7.14 Trees, landscaping and Ecology

No trees or landscaping features of merit would be removed as a result of this application. Whilst no additional landscaping is proposed, given the temporary nature of the accommodation and existing tree screening around the site boundaries, this is not considered to be needed in this instance.

Whilst the row of trees fronting Maxwell Road and adjacent to the site entrance are protected by Tree Preservation Orders, the applicant has provided details of tree protection to ensure no damage occurs to those trees during construction.

Notably, the Council's Trees/Landscape Officer has raised no objections subject to standard conditions.

7.15 Sustainable waste management

The applicant has confirmed that the school's existing waste management facilities will be used. Notably, the school ultimately has discretion over which waste management methods are used on site.

7.16 Renewable energy / Sustainability

Policy 5.2 of the London Plan (July 2011) requires development proposals to make the

fullest contribution possible to reducing carbon emissions. Major development schemes must be accompanied by an energy assessment to demonstrate how a 40% target reduction in carbon dioxide emissions will be achieved, where feasible.

Notwithstanding this, it is acknowledged that the proposed building is only required for a temporary three year period, after which it would be removed from site. As such, it would not be viable to achieve such savings on such a short term proposal due to the long pay back periods associated with renewable energies. This target would not therefore be achieved for this scheme.

The applicant has however submitted an Energy Statement in support of the application which confirms that a number of energy efficient building measures, such as ensuring the building is well insulated, use of energy efficient lighting, etc, will be incorporated. Notably, when the building is removed from site it will be used elsewhere which is, in itself, considered to be relatively sustainable. The Council's Sustainability Officer has raised no objections to the proposals.

7.17 Flooding or Drainage Issues

The site does not fall within a flood zone and no issues relating to flooding have been identified.

London Plan policy 5.13 states that development proposals should use sustainable urban drainage systems (SUDS) unless there are good reasons for not doing so. The applicant has confirmed that part of the application site currently comprises a tennis court, which is an area of hardstanding, and so a building on this part of the site will not significantly increase surface water runoff. Any increase in run-off from the remainder of the site would be directed to the existing ditch that runs along the western edge of the sports pitch. The applicant has confirmed that the ditch would be cleared of vegetation and debris to ensure continuous flow. Any new section of hard surfacing provided around the building will be in the form of permeable paving.

The Council's Flood Water Management Specialist has confirmed that whilst no objections are raised to this in principle, that further information is required to ensure that water is discharged into the ditch in a controlled manner, that the ditch has sufficient capacity and that it will be appropriately managed and maintained. These matters would be dealt with by way of condition should planning permission be granted.

7.18 Noise or Air Quality Issues

It is not considered that the proposal would give rise to any

7.19 Comments on Public Consultations

Point (i) suggests that the proposed siting of the building is unclear. The location of the building is clearly shown on the submitted plans.

Points (ii), (iii), (iv) and (v), which raise concerns over impact on residential amenity, highways and parking, have been addressed in the report.

7.20 Planning obligations

Not applicable to this development. As the development is for educational use it would not necessitate a contribution towards the Mayoral Community Infrastructure Levy.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

The proposals comply with current planning policies which strongly encourage the enhancement and expansion of existing schools to ensure a wide choice of school places are available. Furthermore, Sport England have confirmed that no objections are raised to the temporary loss of sports facilities in this instance. Accordingly, no objections are raised to the principle of the development.

Given the temporary nature of the proposed building, it is not considered that it would have a significant detrimental impact on the character or appearance of the school site or the Northwood Town Centre Green Lane Conservation Area. Furthermore, it is not considered that it would result in such a significant loss of amenity to the occupants of the nearest residential properties that refusal could be justified.

Whilst the merger of the two schools would inevitably result in increased pressure on the local highway network, as this is not dependent on planning permission being granted for the proposed temporary accommodation, such issues cannot reasonably be taken into consideration as part of the application.

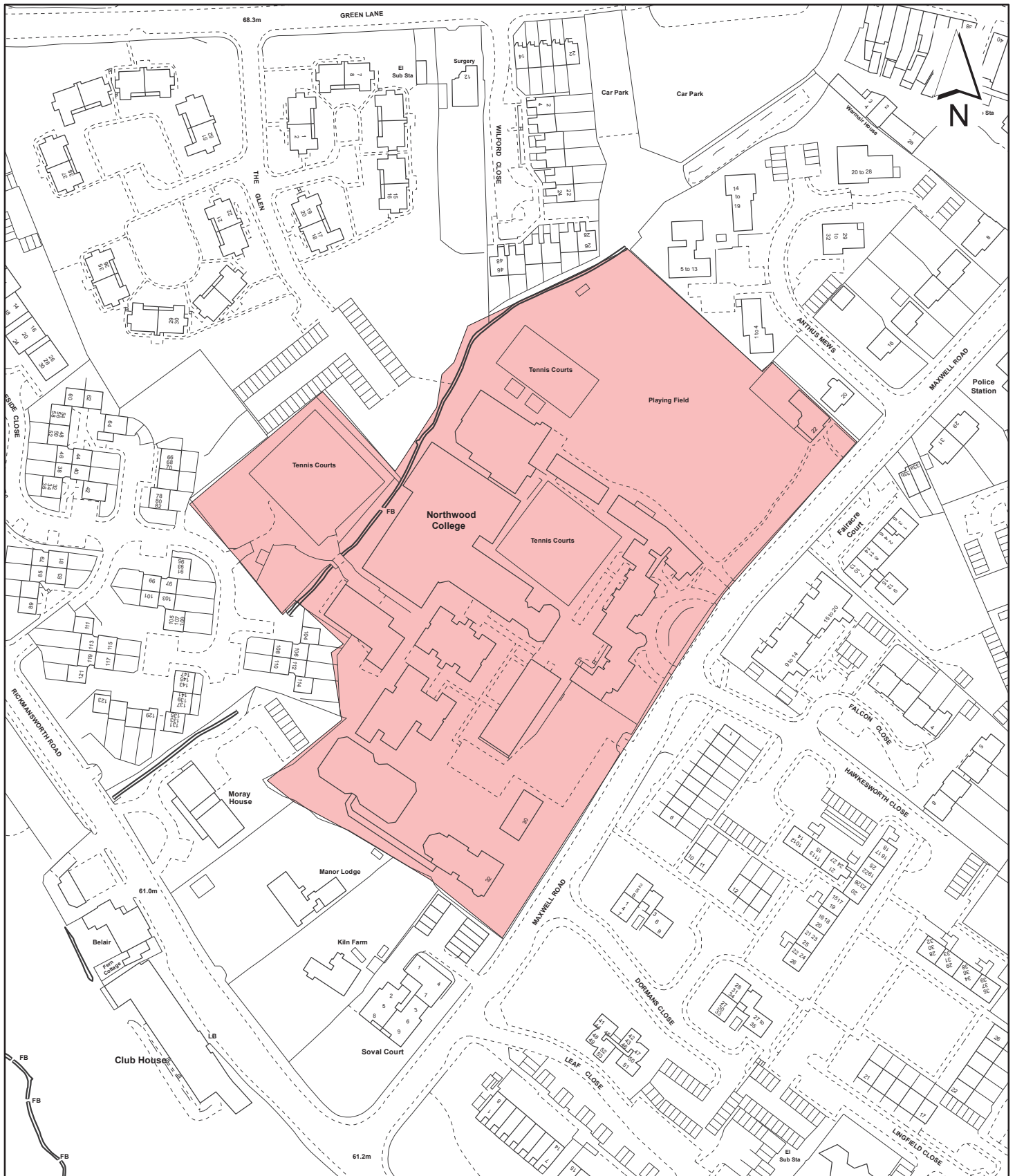
The proposal is considered to comply all with relevant Local Plan, London Plan and NPPF policies and, accordingly, approval is recommended.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
London Plan (July 2011)
National Planning Policy Framework
Hillingdon Supplementary Planning Document: Accessible Hillingdon
Hillingdon Supplementary Planning Document: Residential Layouts
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Noise
Hillingdon Supplementary Planning Document - Air Quality

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Notes

 Site boundary

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Site Address

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**LONDON BOROUGH
 OF HILLINGDON
 Residents Services
 Planning Section**

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 Telephone No.: Uxbridge 250111

Planning Application Ref:
2082/APP/2014/600

Scale
1:2,000

Planning Committee
Major Committee

Date
May 2014



HILLINGDON
 LONDON