

## Report of the Head of Planning, Sport and Green Spaces

**Address** HAYDON SCHOOL WILTSHIRE LANE EASTCOTE PINNER

**Development:** Construction of an external 3G Artificial Turf Pitch (ATP) with fencing, floodlighting and a storage container.

**LBH Ref Nos:** 9556/APP/2014/3306

**Drawing Nos:** 01 (Existing Site Location)  
02 (Block Plan of Site)  
06 (Floodlighting Scheme)  
04 (Proposed ATP Plan)  
06 (Elevation)  
03 Rev.01 (Proposed Site Plan)  
T1 Rev.01 (Topographical Survey)  
Design and Access Statement prepared by SSL dated 11/08/14  
Floodlighting Performance Results prepared by SSL dated 16/09/14  
Document entitled 'Master MHN - FC' prepared by Philips  
OptiVision breakthrough downlight specification prepared by Philips dated 14/09/11  
Guidance Noted for the Reduction of Obtrusive Light prepared by ILF  
Document entitled 'OptiVisor - Precise Engineering' prepared by Philips  
Environmental Noise Report prepared by Acoustic Consultants Ltd dated July 2014

**Date Plans Received:** 16/09/2014                      **Date(s) of Amendment(s):** 16/09/2014

**Date Application Valid:** 01/10/2014

### 1. SUMMARY

This application seeks full planning permission for the creation of an external 3G Artificial Turf Pitch (ATP) with ball-stop perimeter fencing, floodlights and external storage for maintenance equipment at Haydon School in Northwood. It is also proposed to provide a grassed earth bund around the eastern side of the pitch to provide screening and noise mitigation.

The applicant has advised that the ATP is required in order to enable increased sports use, especially during winter months, than the existing grass pitches allow and would benefit both the school and its partner organisations and community groups during the daytime and evenings. It is understood that the pitch would be marked out to support rugby and football use and would be available for hire throughout the week and on Saturdays until 10pm and on Sundays between 9am and 6pm.

Based on the information submitted, significant concerns are raised over the visual impact of the proposed development, including the grass bund, fencing and floodlighting, on the character and appearance of the surrounding area and on residential amenity, particularly when viewed from the east and south due to the change in levels across the site. Whilst the applicant contends that these could be addressed through design changes, it is considered that such fundamental changes would be required that these could not be dealt with through this application and that a new application is required.

Furthermore, whilst limited additional details were provided on request, insufficient information has been provided to demonstrate that the proposals would not have an unacceptable impact on the local highway network.

It is also noted that although Sport England have requested additional information to ensure that sufficient space remains to provide a satisfactory pitch layout, this has not been forthcoming.

Whilst it is acknowledged that it could be argued that the scheme generally accords with current policies aimed at encouraging the improvement and enhancement of school and sporting facilities, the development would nevertheless have an unacceptable impact on the character and appearance of the surrounding area, detrimental to both visual and residential amenity. Concerns are also raised over the potential impact the development could have on the local highway network due increased traffic and parking demand.

The development fails to comply with current Local Plan and London Plan policies relating to visual amenity, residential amenity and traffic impact and, accordingly, refusal is recommended.

## **2. RECOMMENDATION**

**REFUSAL for the following reasons:**

### **1 NON2 Non Standard reason for refusal**

The submission fails to fully address how the effects of the change of levels across the site will affect the installation of the astro turf pitch, and flood lights, such that it can be demonstrated that it would not have an unacceptable impact on visual and residential amenity. As shown, the proposed pitch, including the associated fencing, floodlights (both structure and illumination) and grass bund, would, due to its height associated with the change in levels across the site, appear as an overly dominant feature, which would be out of keeping with the character and appearance of the surrounding area and detrimental to visual and residential amenity. The proposed floodlights and grass bund would, in particular, be viewed as artificial and alien features in this location, contrary to the aims of policies BE13, BE19, BE21, BE38 and OE1 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (November 2012) and Policy 7.4 of the London Plan (2011).

### **2 NON2 Non Standard reason for refusal**

The application fails to demonstrate how the demand for parking associated with visitors to the site will be accommodated and managed, particularly in light of the fact that the site already provides indoor and outdoor sports and other facilities for the school and other external user groups, and the proposed Astro-Turf Pitch will clearly intensify the use at the site. Accordingly, the scheme fails to comply with policies AM2 and AM7 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (November 2012) and Policy 6.3 of the London Plan (2011).

## **INFORMATIVES**

### **1 I52 Compulsory Informative (1)**

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

## 2 I53 Compulsory Informative (2)

The decision to REFUSE 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.

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R16	Accessibility for elderly people, people with disabilities, women and children
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
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.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 7.4	(2011) Local character

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

Haydon School occupies an approximately 9.9 hectare irregularly shaped and sloping plot located on the north east side of Wiltshire Lane in Northwood. The school comprises a number of large linked and detached classroom blocks, ranging from single-storey to three storeys in height, located towards the north west corner of the site. Various hard surfaced games courts are located close to the main school buildings and playing fields occupy the eastern and southern parts of the site.

It is understood that the school caters for 11 to 18 year olds and currently has 12 forms of entry with approximately 2,100 pupils on roll.

The school falls within a predominantly residential area. To the south west it is bounded by Wiltshire Lane, beyond which are residential properties. Norwich Road bounds part of the north west boundary, beyond which are also residential properties. All other boundaries are directly abutted by residential properties and their gardens.

The school car park is located at the south east of the main school buildings and the main vehicular and pedestrian access into the site is via Wiltshire Lane.

The south east and north east boundaries are planted with trees and shrubs. Some tree planting also exists around the north east and south east boundaries and limited tree planting is present within the school site.

The application site itself comprises an area of just over 1 hectare located to the east of the school buildings and comprising a part of the existing school playing field. The site gradient falls to the east and to the south with a fall of approximately 6m between its outer north west and south east corners.

The entire school site falls within the developed area as shown on the Hillingdon Unitary Development Plan Proposals Map.

### **3.2 Proposed Scheme**

This application seeks full planning permission for the erection of an Astro-Turf Pitch (ATP) and associated facilities at Haydon School in Northwood.

The proposed pitch, which would measure approximately 120m by 80m, including run-off areas, would be located immediately to the east of the existing main school buildings. Goal storage alcoves would be provided on all sides of the pitch. The applicant's Design and Access Statement confirms that it would be marked out to provide a variety of rugby and football pitches and training areas.

It is proposed to cut and fill the heavily sloping land in order to ensure a level playing pitch can be provided. At its most extreme, this would effectively require the north west corner of the pitch to be sunk approximately 3m below existing ground levels and its south east end to be elevated approximately 2.5m above existing ground levels. To the north east and south west there is a lesser change in levels such that the north east corner would be approximately 0.6m above existing ground levels and the south west corner approximately 0.6m below existing ground levels.

The pitch would be bounded by 4.5m high ball stop fencing, as measured from the surface level of the pitch. Eight 15m high floodlights would also be provided around the pitch, although it isn't totally clear from the plans provided as to whether these would be measured from existing or proposed surface levels.

To the west of the pitch an enclosed 4m wide area would be provided for access and spectators. Within this area an approximately 6m by 2.4m by 2.6m high shipping container would be provided for storage.

To mitigate against likely sound pollution from the site a grass bund would be provided to the east of the pitch. This would be 2m high from the surface level of the proposed pitch

but, due to the fall in land levels around the site it would effectively have a drop of between approximately 3.7m and 4.5m to the east. Around the remainder of the pitch the land would be regraded back to existing levels.

The applicant has advised that the aspirations of the project are to increase community and school participation in sport and to develop opportunities for local employment, coaching qualifications and enhanced coaching standards by providing a safe, secure and modern facility. The Middlesex Rugby Constituent Body has identified a need for an accessible all weather facility in this locality to reduce the number of games cancelled in the area due to waterlogged or sun baked pitches. A number of rugby clubs, including those from Hillingdon and Ealing are listed as potential users.

During school hours, Monday to Friday, the facility would be solely managed by the school. Outside school hours it would be managed by Middlesex Rugby, the school's letting manager and caretakers. It would be available for community use until 10pm on weekdays, between 8am and 10pm on Saturdays and between 9am and 6pm on Sundays.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

The school has an extensive planning history none of which is directly relevant to the proposed provision of an artificial sports pitch at the site.

### **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.EM5 (2012) Sport and Leisure  
PT1.EM6 (2012) Flood Risk Management

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.  
BE19 New development must improve or complement the character of the area.  
BE21 Siting, bulk and proximity of new buildings/extensions.  
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
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LPP 7.4	(2011) Local character

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **29th October 2014**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

Consultation letters were sent to 144 local owner/occupiers and the Northwood Residents' Association. Press notices were also posted.

42 letters of objection have been received, including four from Northwood Residents' Association. A 24 signature petition has also been received.

The following concerns are raised in the letters of objection:

- i) Details relating to the location of the proposed pitch should be provided.
- ii) Light and noise pollution, including noise from people and car engines leaving en mass late at night. Light and noise from the site, including from tennis being played at weekends, already affects residents' enjoyment of their homes and gardens. This will make it worse.
- iii) Issues relating to light and noise have been the subject of complaints to Environmental Health who have confirmed that the level of light and noise from the site is intrusive to residents and have asked the school to make adjustments accordingly.
- iv) The submission shows that there will be light spillage into gardens. Residents will be adversely

affected by strong lights intruding into their gardens and surroundings.

- v) The submitted noise report fails to take into account the impact wind has on sound travel.
- vi) The new sports hall building is out of keeping with its surroundings and stands out giving residents no confidence that due consideration will be given to this application.
- vii) The boundaries need to be maintained as they were designed, with a degree of physical and time-based separation.
- viii) Impact on wildlife and ecology in terms of lighting, noise and hard surfacing.
- ix) Increase in traffic, congestion and parking demand during the day, evenings and weekends. Residents are already unable to park close to their homes and inconsiderate and illegal parking and manoeuvring take place frequently. The use of the road for coach pick-up and drop-off adds to the problem. This will be made worse, especially if tournaments are held.
- x) Emergency vehicles often cannot get through due to congestion.
- xi) There is a new nursery being opened at the end of Norwich Road which will increase traffic and the number of very young children getting out of cars into the street.
- xii) Visitors to the proposed pitch appear to live away from the locality resulting in increased car usage and parking problems.
- xiii) The school already rents its facilities to numerous groups and has evening, weekend and holiday use for which the parking demand is not met. This will make it worse.
- xiv) Environmentally the grassed surface should be retained.
- xv) Increased flood risk. Adjoining gardens already flood frequently. The existing drainage infrastructure is insufficient. This would also make the remaining grass pitches less usable.
- xvi) Increase in pollution and associated health risks.
- xvii) Unsociable hours of operation. Refuse collection and deliveries start at 6.30am and by the time people leave it will be 10.30-10.45pm, so residents will have to put up with the school being used for 17 hours a day.
- xviii) Increase in antisocial behaviour, including shouting, swearing, blowing of whistles, jeering crowds, rubbish, etc. Use of bad language emanating from the site is already a problem.
- xix) This will result in adjacent roads resembling commercial high streets, not residential areas.
- xx) A commercial football pitch with 15m high floodlights will be unsightly.
- xxi) Disturbance and disruption during construction and construction vehicles making it impossible for residents to park or enter/exit their driveways.
- xxii) This will devalue property.
- xxiii) Local football and rugby teams can use existing facilities elsewhere in Hillingdon and Ealing (eg. Kings College Playing Fields, Brunel University, the old Mellow Lane School, Goals in South Ruislip, the sports centre off Eastcote Road, etc). Facilities in Ealing will also be much closer to many of the clubs mentioned than Haydon School is.
- xxiv) This is a money making exercise with no benefit to pupils, the community or residents as it will not increase jobs, money or bring enhancements to the area.
- xxv) This would prevent any potential for future expansion to cater for the recent increase in primary pupils as they move to secondary school.
- xxvi) If approved this will open the door for a new application for a cemetery on Joel Street and additional pitches at King George's Playing Fields.
- xxvii) The scheme should be refused even although Reid Close is a Council Estate.
- xxviii) The fixed nature of the artificial pitch will remove the flexibility to change the layout of the pitches according to the season as is done at present.
- xxix) Loss of the playing fields would do generations of pupils a huge disservice. Young people's access to open space should be preserved and should be the Council's main priority.
- xxx) The bund will do little to stop the noise and still leaves two sides of the pitch unshielded. It is more likely to become an ideal viewing spot for spectators.
- xxxi) Increased security risk to residents and the school.
- xxxii) This is a residential area not a commercial one. If such a facility is needed for such long hours it should be provided at a public recreation ground.
- xxxiii) The school's area of excellence is languages so it's unclear why this is being provided for unrelated football clubs who must already be playing elsewhere.

- xxxiv) Loss of outlook across the playing fields and from Norwich Road down towards Harrow.
- xxxv) This infringes on residents ability and right to enjoy their homes.
- xxxvi) Haydon's expansion programme has grown beyond acceptable control. No more building should take place at this already 'huge' school.
- xxxvii) In inclement weather the school has a new sports hall and existing hardsurfaced outdoor courts.
- xxxviii) Loss of privacy.
- xxxix) The proposed grass bund renders the existing cricket pitch unusable. It is disappointing that money isn't being spent on other sports such as cricket, track and field, which teach discipline and mental awareness.
- xl) The plan residents were provided with by the school shows a much larger bund than that submitted to the Council.
- xli) The school offered use of the playing fields to local children outside school hours but this offer has now been rescinded with a view to a commercial operation replacing it.
- xlii) The school should consider using Joel Street as their main entrance.
- xliii) The astro turf is built from recycled tyres which is highly toxic and would harm local ecology and give way for toxins to enter ground water and ultimately human chain.

The Northwood Residents' Association specifically raise the following concerns:

- i) Insufficient consultation by the Council and the school. The application was not advertised widely enough or for 21 days.
- ii) The facility would be available to hire by clubs running several teams from as far away as Ealing. This is unacceptable.
- iii) Insufficient parking at the school and within the locality and no increase in provision proposed. When evening events are held at the school residents cannot park close to their homes. The official PTAL is 2 (Poor).
- iv) The facility will be available until 10:00pm on weekdays and Saturdays. Allowing for time to change users would still be leaving the site at 10:30 pm. This is not acceptable.
- v) Conditions should be attached to restrict hours of use and lighting levels similar to those imposed on Eastcote Hockey Club (ref 2414x/96/524).
- vi) When games and tournaments are being played after 20:00 a level of 200 lux is required. This is not acceptable.
- vii) The applicant has responded "no" to the question in Paragraph 24 of the application "Can the site be seen from a public road, footpath, bridleway or other Public Land.' This answer is incorrect and misleading! This calls into question the reliability of the information submitted.
- viii) The 2.5m high earth bound will be insufficient to stop noise.
- ix) The 2.5m high earth bund could stop the natural flow of water and increase risk of flooding.
- x) If proper games and tournaments are held there would be large numbers of spectators and associated noise which the bund would not stop, disturbing nearby residents.
- xi) The application is unacceptable and should be refused.
- xii) The Environmental Noise Report states that the pitch is to be used primarily by the school and will also be used by community groups until 22:00 hours Monday to Friday. This is an incorrect and misleading statement which invalidates the report.
- xiii) The proposals are contrary to Section 7, paragraph 7.7 of the Local Plan: Part 2 as they would harm residential amenity and the environment due to noise and light pollution and increase in car journeys and parking demand.

The following concerns are raised by the petition:

1. Increased flood risk to surrounding homes, which are already in medium and high risk zones.
2. Insufficient parking for the school and residents.
3. Failure to provide for coaches on site, meaning they use and often block the road.
4. This would increase the high levels of disruption already experienced by residents by out of hours school use.
5. Noise.



6. Loss of privacy.
7. Insufficient parking, increased congestion and inconsiderate parking blocking the road and driveways.
8. Increased traffic congestion.
9. Increased pollution.
10. Disrupted road access to and from properties.
11. Bright floodlights.
12. Unsocial hours of operation.
13. Antisocial behaviour from parents and children.
14. litter.
15. The road infrastructure already cannot cope.
16. Emergency vehicles cannot get through.
17. Inadequate pavements raise highway and pedestrian safety issues.
18. Private hire of the school's facilities until 11pm, at weekends and during school holidays, the school's own evening events such as open evenings and late working by staff already affect parking and congestion and these issues exist when pupils are not at school.
19. The application avoids the issue of other other users at these times and infers that parking will be available after school times but no additional parking is proposed.
20. This will represent over development of the site.
21. The site is in the Green Belt, which has already been reduced by the building of new homes on Wiltshire Lane.
22. The proposals fail to address the future community need for extra school places, to reflect the increased intake of primary school. The land may be needed for expansion in the future.
23. The proposals are not compatible with a sensible and sustainable plan for the future education needs of the local and wider community.
24. Better alternative sites are available. The RAF Uxbridge site is huge and accessible from Ruislip and Ealing.
25. There are sufficient and adequate numbers of artificial pitches in the area.
26. The benefit to pupils is negligible as the school has a large new gym plus two others for use during wet weather.
27. If allowed the remaining fields will become waterlogged and unusable.
28. The benefit to the local community is negligible as football and rugby facilities are well catered for locally.
29. Football and rugby players used to play regardless of wet winter weather conditions.

Councillor Bianco has requested that the scheme be determined by the Planning Committee.

#### 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).

Sport England is therefore a statutory consultee and has assessed the application in the context of its policy to protect playing fields, 'A Sporting Future for the Playing Fields of England which accords with paragraph 74 of the National Planning Policy Framework.

Essentially, 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 part of a playing field, unless one of five exceptions applies.

A copy of 'A Sporting Future for the Playing Fields of England' which includes the five exceptions can be found at: <http://www.sportengland.org/facilities-planning/planning-forsport/development-management/planning-applications/playing-field-land/>

The application proposes the construction of a floodlit 3G Artificial Turf Pitch (ATP) to be used for rugby and football. A detailed specification for the proposed facility has been provided as part of the application submission. The ATP will accommodate approved pitch sizes for rugby (100 x 70m) and football (100 x 64m) and can be subdivided to accommodate youth and mini soccer pitches. The Design and Access Statement sets out a number of clubs that have been identified as possible users of the facility out of school hours.

The existing playing field is marked out with different pitch layouts in the summer and winter months accordingly. The winter layout includes two full sized rugby pitches, two full sized football pitches and two 20 grid training squares.

Given the existing pitch layout, it would be helpful to understand how the site will be marked out with pitches going forward were planning permission for the ATP be forthcoming. This will allow Sport England a clearer picture of the benefits of the ATP and to weigh this up against the loss of grass provision.

The proposed development has significant scope to accord with the following Sport England policy exception:

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.

That said, Sport England requests a current and future site pitch layout plan to be submitted in order that it can be sufficiently assured in that regard. On receipt of this information, Sport England would like to comment further.

#### ENVIRONMENT AGENCY

As the site falls within Flood Zone 1, it has been agreed that the Council will take the lead on all risks associated with surface water flooding. Therefore, no comments are made to this application.

#### METROPOLITAN POLICE DESIGNING OUT CRIME OFFICER

Verbally advised that very careful consideration needs to be given to boundary treatment, especially if the school car parks are to be used, in order to ensure the security of the remainder of the site and surrounding properties. If planning permission is granted the standard secure by design condition should be attached.

#### **Internal Consultees**

##### TREES/LANDSCAPE OFFICER

Landscape Character/Context:

Site description:

- The site is occupied by a secondary school set within spacious grounds and playing fields which slope from the north-west down to the south-east.
- The complex of school buildings is concentrated in the north-west corner of the site with playing fields extending to the south and east.
- The site is generally quite exposed with little tree cover or soft landscape to screen views from the surrounding residential properties of Joel Street, Norwich Road and Wiltshire Lane.

Landscape Planning designations:

- There are no Tree Preservation Orders and no Conservation Area designations affecting the site.

Landscape constraints / opportunities:

- Contrary to the information submitted on the application form (Q15), there are a number of specimen trees, in two groups at either end of the building complex, situated on the edge of the

playing field. Most of these are very young / recently planted, but there are two fine trees (middle aged) at the southern end (near the tennis courts) - a hornbeam and birch.

- The levels on this site will be critical and will need to be carefully detailed.

#### Proposal:

The proposal is to construct an external 3G Artificial Turf Pitch (ATP) with fencing, floodlighting, and a storage container.

#### 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.

- According to information submitted on the application form (Q15) no trees will be affected by the proposal. A site inspection confirmed that it is likely that a number of trees will be removed to accommodate the ATP either as a direct consequence of its siting, or indirectly due to the need to adjust the access and levels adjacent to the boundary of the ATP, outside the ball-stop fencing.
- The loss of the mature trees (hornbeam and birch) might be avoided by subtle adjustment of the siting of the ATP - and should be accurately plotted (with root protection areas) on SSL's drawing No. SS1805\_03 Rev 00, Proposed Site Plan.
- The impact of the loss of the younger trees may be easier to justify and mitigate by securing new / replacement planting.
- The Design & Access Statement refers briefly to landscaping, in as much that it is proposed to form bunds around the ATP to provide 'a 2metre high natural screen to aid in the mitigation in noise and allow for a more aesthetically pleasing view over the site from surrounding locations.'
- For the reasons give below it is most unlikely that a 2metre high bund can be provided. It is even more unlikely that it will appear natural or aesthetically pleasing.
- SSL's drawing No.SS1805\_T1 Rev 00, Topographical Survey, shows the existing site contours. The change in existing site levels across the width of the proposed pitch ranges from a high point of approximately 66.5metres (contour at the edge of the existing footpaths which skirt the building) down to the 61.5 metre contour in the south-east corner of the proposed ATP.
- This means that the proposed ATP, which will be need to be relatively flat / level, will be installed on across a site with a 5 metre fall.
- The Proposed Site Plan is indicated without the benefit of contours or spot heights. These are essential to explain how the new pitch will fit into the existing topography. It is clear that the pitch will be way above the surrounding ground levels by anything up to 5metres in the south-east corner. - So the prospect of creating a bund (as proposed) part screen views of the ATP from the houses off Joel Street and Wyevale Close appears to be impracticable.
- It is likely that some substantial earthworks and ground modelling, involving terracing and embankments (on all sides) will be required to accommodate the ATP on this site. This impact could be reduced if the ATP can be installed to fall slightly to follow the natural lie of the land?
- Due to the proximity of the pitch to local residents, the impact of these works and the resulting topography should be explained and understood at this stage - and not left as a detail to be conditioned.
- More detailed assessment has been provided regarding the proposed floodlighting for the ATP on SSL drawing No. 06 Rev 00 which specifies the required floodlighting performance including contours which illustrate horizontal illuminance and spillage.
- According to the D&AS Guidance Notes for the Reduction of Obtrusive Light, the limitation of light pollution and spillage from the ATP's floodlighting has been considered. This is not my area of expertise and should be referred to lighting specialist.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

#### Recommendations:

This submission fails to address how the effects of the change of levels across the site will affect the installation of the ATP, so that it can be satisfactorily accommodated. Consequently the landscape and visual impact of the scheme has not been properly assessed. As a result of this there is serious doubt as to whether the proposed mitigation, in the form of bunding, will be practicable or desirable.

The issue of levels should be addressed prior to determination. It is likely that planting proposal may offer a better long-term mitigation strategy than bunding.

Officer comment: In response to these comments two additional plans were submitted which provided more detailed information on existing and proposed surface levels across the site. The Trees/Landscape Officer provided the following additional comments:

'Without the aid of accurate cross-sections and /or a visual impact assessment concern remains that the full assessment of the pitch, the change of levels and any proposed screening / bunding / fencing treatments remain unclear. The information submitted to date fails to express the impact of these changes on the local environment - particularly with regard to the detrimental impact on local residents who stand to be most affected.'

#### ENVIRONMENTAL PROTECTION UNIT

##### Lighting:

The floodlighting specification undertaken by Surfacing Standards Ltd dated 16th September 2014 has been reviewed.

In the absence of an SPD on lighting the relevant available technical guidance has been considered in the context of the proposed pitch in relation to the nearest residential receptors.

The proposed luminaires are set out in the document entitled "Haydon School Artificial Turf Pitch" project code SSL 1805. These are Philips double asymmetrical optivision MVP507. The Institution of Lighting Engineers suggests using floodlights with double asymmetric beams ensures minimum obtrusive light. This allows the main beam to be produced at between 60 and 70 degrees whilst permitting the front glass to be horizontal. Section 2.4 calculation results of the Surfacing Standards document confirms the luminaire positioning and orientation to not exceed the recommended 70 degree limit from the downward vertical. The proposed Philips Optivision Luminaires are noted to be of an asymmetric beam design.

Quantification of light spill can be indicated using a lighting iso-contour plot such as in section 3.2 and 3.3 of the above document. This shows an indicative 2 lux iso-contour from the proposed pitch location which indicates a suitable separation distance from the nearest residential receptors for the proposed use. To put this in context, the "light into windows" measured as  $E_v$  (vertical illuminance in Lux) should not exceed as before curfew level appropriate to the Environmental Zone to which the location is appropriate to, as defined by the Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light GN01 2011. In this instance the site is deemed to be E2: Low district brightness area e.g. village or relatively dark outer suburban locations. It is considered that the indicative 2 Lux iso-contour shows satisfactory levels of vertical illuminance will be achieved by the proposed floodlighting scheme. This does not include the addition of optivisors to each of the eastern lights to reduce the overspill and the 2.5m high earth bund around the eastern edge between the AGP and the nearest residential properties.

In terms of hours of use of the pitch, separate winter and summer operating times are recommended. It is suggested that during winter months the pitch closes at 21:00 hours (Monday to Friday) rather than 22:00 hours to protect the amenities of nearby residential properties. Suitable lighting controls should also be conditioned such that the lighting is automatically switched off at the approved curfew time. An automatic control system should be developed which;

- ensures the curfew time will be met
- provides safe egress from the pitch
- gives authorised persons selection of the operating levels

A condition is recommended which requires submission of a management scheme to achieve these objectives;

#### Condition

Prior to first use a scheme setting out how the pitch lighting will be managed so as to ensure the living conditions of the nearby residents is not impaired, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of regular maintenance and a regime to ensure that the agreed hours of use are observed. The scheme shall include such combination of physical and administrative 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 protect the amenities of nearby residential properties.

#### Noise

An environmental noise report has been carried out by Acoustics Consultants Ltd dated July 2014 (ref: 5803/DO/pw). A noise modelling exercise was carried out based on measurements of noise levels at nine sports sessions on four separate AGP pitches. The measured noise data were then used to generate a noise map of the site to predict the noise level at nearby noise sensitive residential properties. Figure 3 of the report shows the predicted noise level from the proposed AGP at nearby residential properties to be 48dB LAeq,1hr free field level in the rear gardens and rear facade of the most exposed residential properties would be 51dB LAeq,1hr. The predicted level in the garden is within the requirements of table 2 in section 5 of the Council's SPD on noise. Although the indoor levels with the window open would be 36dB (this is 1dB higher than the requirements of table 2 of the noise SPD), this is considered to be acceptable.

One concern however about the noise report is that no background survey of the area was undertaken as part of this assessment. It is recommended that a background noise survey is undertaken especially in the evening and Sunday period to support the noise modelling.

The construction time informative should be added to any consent granted.

#### HIGHWAY ENGINEER

From reviewing the additional information provided and the Design and Access Statement, concerns are raised in relation to the operation of the facility, particularly how the demand for parking associated with visitors to the site will be accommodated and managed. In addition, it is noted that the site already provides in/outdoor sports facilities for the school and other external user groups, and the proposed ATP will clearly intensify the use at the site. As a result, without a formal assessment of the highway and transport impacts associated with the proposals, the development cannot be supported.

#### FLOOD AND WATER MANAGEMENT SPECIALIST

To ensure the proposals do not increase the surface water runoff from the site the standard sustainable water management condition is requested:

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- provide information on all Suds features including the method employed to delay and

control the surface water discharged from the site and:

- a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
  - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, ( safe access and egress must be demonstrated).
  - c. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
  - d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.
- 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. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues.
  - iii. provide details of the body legally responsible for the implementation of the management and maintenance plan.

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 National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011).

#### ACCESS OFFICER

No objection.

### **7. MAIN PLANNING ISSUES**

#### **7.01 The principle of the development**

Policy R10 of the Council's Local Plan: Part 2, seeks to encourage the provision of enhanced educational facilities across the borough. London Plan policy 3.18 also seeks to support development proposals which enhance education and skills provision including new schools and the expansion of existing facilities. Furthermore, on 15/08/11 the DCLG published a policy statement on planning for schools development, which is designed to facilitate the delivery and expansion of state-funded schools. It states that "the Government wants to enable new schools to open, good schools to expand and all schools to adapt and improve their facilities" and it clearly emphasises that there should be a presumption in favour of the development of schools.

Paragraph 72 of the National Planning Policy Framework (NPPF) reiterates the objectives set out in the DCLG Policy Statement and confirms that great weight should be given to the need to create, expand or alter schools.

Notwithstanding the above, it should be noted that the emphasis of those policies, and in particular the DCLG policy statement and NPPF, is nevertheless on the provision of additional school places. The proposal would not lead to an increase in pupil numbers at the site and, from the information provided, nor is it essential to enable the school to provide a high quality PE curriculum. Accordingly, it is difficult to see how as much weight could be given to this scheme in terms of meeting those policy objectives as might otherwise be the case.

In terms of sports provision, Local Plan: Part 2 policy R4 seeks to resist proposals which involve the loss of land used for recreational open space, including school playing fields. London Plan Policy 3.19 states that "development proposals that increase or enhance the provision of sports and recreation facilities will be supported" and "proposals that result in a net loss of sports and recreation facilities, including playing fields should be resisted." It goes on to say:

"Wherever possible, multi-use public facilities for sport and recreational activity should be encouraged. The provision of floodlighting should be supported in areas where there is an identified need for sports facilities to increase sports participation opportunities, unless the floodlighting gives rise to demonstrable harm to local community or biodiversity."

The NPPF states that sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Whilst the sporting benefits of providing an astro turf pitch are acknowledged, particularly for use during winter months, its provision would nevertheless result in a loss of playing field. In their consultation response Sport England note that the playing field has, in the past, been marked out to provide two full sized rugby pitches, two full sized football pitches and two 20 grid training squares. The provision of the ATP would inevitably mean that there would be a loss of usable grass playing field and therefore, potential pitches.

Sport England have therefore advised that, whilst they consider the scheme to have significant scope to comply with current policy relating to playing fields, in the absence of further information to show how the site could be marked out with pitches should planning permission be granted, the benefits of the artificial pitch cannot easily be weighed up against the loss of the grass provision. Their request for additional information in this regard has been forwarded to the applicant but the additional information requested has not been forthcoming.

Notwithstanding this, from the existing rugby and football pitch sizes shown on the plans provided, and assuming that the entire playing field comprises usable space, it would appear likely that the remaining land could be configured to potentially still accommodate up to three pitches (2 x rugby and 1 x football or 2 x football and 1 x rugby) and also possibly some training grids. If this is the case, with the provision of the ATP, there would in fact be no loss in the total number of pitches which could be provided at the site, albeit that a different configuration would be needed.

Furthermore, historically Sport England have attached such significant weight to the sporting benefits of all weather pitches which can provide year round community sports use, that these have been viewed as sufficient to overcome loss of playing field at several other schools in the borough. In the absence of any stronger support from Sport England on the matter it is not therefore considered that the loss of playing field would be so detrimental to the sporting potential of the site that refusal could be justified on these grounds.

The site does not fall within the Green Belt and has no other specific designations which would preclude development. Accordingly, in view of the above, no objections are raised to the principle of the development subject to the proposal meeting site specific criteria. Given the nature of the proposal it will be particularly important that issues relating to noise, lighting, traffic, visual impact and residential amenity are fully addressed.

**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**

Not applicable. The site does not fall within an Archaeological Priority Area and there are no Conservation Areas, Areas of Special Local Character or Listed Buildings within the vicinity.

**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**

The site does not fall within the Green and nor is it bounded by Green Belt land on any side. The nearest area of Green Belt is located over 65m away to the east at Joel Street Farm. However, very limited views of the proposed ATP would be available from here due to screening provided by residential properties in Joel Street. Accordingly, the proposal would have extremely limited impact on the openness and visual amenity of the nearest area of Green Belt land.

**7.07 Impact on the character & appearance of the area**

Haydon School falls within a largely residential area, typically characterised by two-storey semi-detached and terraced properties. The school site itself is characterised by several large scale buildings located in its north west corner, which range in height from single-storey to three-storeys and by a large expanse of playing field to the east and south of the buildings.

The site levels change significantly across the surrounding area with Norwich Road to the north being on higher ground than Joel Street to the east and areas to the south. This is reflected in the lay of the playing fields, with the land sloping away from the school buildings to the east and south.

To provide a level playing surface the proposed ATP would be cut into the existing playing field and the land regraded. The submitted plans indicate that the north west corner of the playing pitch, where land levels are highest, would be provided at approximately 3m below existing adjacent levels and that at its south east corner, where levels are at its lowest, the land would be filled so that the pitch would be approximately 2.4m above existing ground levels. When taking into account the proposed 4.5m high (as measured from pitch level) ball stop fencing, the facility would in effect be approximately 7m high from immediately adjacent land to the east, and more than 8.5m high as the land falls towards the south and east close to the boundary.

The proposed grass bund which would be provided around a part of the ATP would measure 2m high from the surface level of the pitch, and would screen the lower parts of the proposed facility and fencing. However, due to the fall in levels, when viewed from the east, it would actually range in height from between 3.7m in the north east corner to approximately 4.5m in the south east corner. As mentioned above, this would appear higher when viewed from the boundary where levels fall further.



It is proposed to provide eight 15m high floodlights to serve the pitch, four along its east boundary and four along its west boundary. It is assumed these would be measured from pitch level. Accordingly, in the worst case, some of those along the eastern boundary would, in effect, be seen as 17.5m high from existing adjacent land levels and, as the land falls away to the south and east, they would appear to be much taller.

Notably, no cross-sections have been provided to show the true visual impact the development would have, but based on the information provided, it is considered that the proposed bund would appear as an artificial and alien feature in this location.

It is considered that the facility, including the grass bund, high fencing and floodlights, would appear as an overly oppressive and dominant feature which would be detrimental to the visual amenities of the school site and totally out of keeping with the character and appearance of the surrounding area. The proposal fails to comply with the objectives of current Local Plan, London Plan and NPPF policies relating to visual amenity and a recommendation for refusal is proposed on this basis.

#### **7.08 Impact on neighbours**

The nearest residential properties, located in Joel Street, would be located approximately 50m from the nearest part of the proposed pitch and approximately 30m from the edge of the nearest part of the earth bund. This far exceeds guidance in the Council's Supplementary Planning Document on Residential Layouts relating to overlooking and overshadowing and, accordingly, it is not considered that the proposal would result in such a loss of privacy or light to the nearest residential properties that refusal could be justified on these grounds.

Notwithstanding this, the properties in Joel Street, which back immediately onto the school's grounds, are on significantly lower ground than much of the school site. Detailed levels have not been provided along the boundary or for the residential properties but from the plans provided it can be seen that there is a level drop of up to approximately 2m between the application site and the boundary in parts along the eastern boundary. As such, despite the distance between the application site and the nearest properties, it is nevertheless considered that due to its height (including that of the floodlights), bulk and mass, which is added to by the earth bund, that the facility would be seen as an overly dominant feature, which would result in such a loss of outlook that it would be unacceptably detrimental to residential amenity.

With regards to the floodlighting, despite its height, evidence has been provided to show that overspill into adjoining residential properties and their gardens can be provided within acceptable limits and it is noted that officers within the Council's Environmental Protection Unit have therefore raised no objections on these grounds. However, notwithstanding this, the lighting would nevertheless still be clearly visible from all surrounding properties and given the proposed late hours of use until as late as 10pm six days a week, it is considered that this would nevertheless add to the obtrusive impact of the facility such that it would have an unacceptable impact on residential amenity.

It is considered that the proposals would be contrary to the aims of policies BE19, BE21 and OE1 of the Local Plan Part 2 and a reason for refusal is recommended on these grounds.

#### **7.09 Living conditions for future occupiers**

Not applicable to this type of development.

#### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

No Transport Statement has been provided with the application. However, the applicant has advised that the school would use the pitch for curricular and extracurricular activities in the daytime until 6pm and thereafter it would be used predominantly by rugby teams, with some football. It is anticipated that most users will travel by car and the school's existing 136 space car park will be made available to users of the facility. It is not anticipated that buses or coaches would be used for any events associated with the pitch. No further information has been provided.

It is noted that various facilities at the school, including existing indoor and outdoor sports facilities, are already let out at evenings and weekends and it is unclear how well used the car park is at these times. It is acknowledged that surrounding roads are often heavily parked and congested and residents concerns in this regard are noted. The Council's Highway Engineer has raised concerns in relation to how the demand for parking associated with visitors to the site will be accommodated and managed, particularly given the potential conflicting demand for parking from different users and likely intensification of use at the site as a result of the ATP. Accordingly, in the absence of a formal assessment of the highway and transport impacts associated with the proposals, the Highway Engineer has advised that the development cannot be supported on highway grounds and a reason for refusal is therefore recommended on these grounds.

#### **7.11 Urban design, access and security**

##### **-Urban Design**

The design issues have been addressed in parts 7.07 and 7.08 of the report. It is considered that, due to the change in levels across the site, that the size, scale, height and design of the proposed facility, including the floodlights and the grass bund, would have an unacceptable impact on the visual amenities of the school site and the surrounding area, particularly when viewed from the east and south.

##### **- Security**

The Metropolitan Police Designing Out Crime Officer has advised that, whilst careful consideration needs to be given to boundary treatments to ensure a secure site can be provided, no objections are raised subject to the standard secure by design condition being attached if planning permission is granted.

#### **7.12 Disabled access**

The applicant's Design and Access Statement confirms that the development would fully comply with the requirements of the Disability Discrimination Act and Sport England's Technical Guidance Notes to include 'Access for Disabled People 2002.' The Council's Access Officer has confirmed that the details submitted are acceptable.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this type of development.

#### **7.14 Trees, landscaping and Ecology**

The school site is generally quite exposed with little tree cover or soft landscape to screen views from the surrounding residential properties of Joel Street, Norwich Road and Wiltshire Lane. However, it is noted that there are a number of young specimen trees planted at either end of the building complex, in addition to two good quality middle aged trees, which aren't shown on the plans and which would need to be removed to accommodate the development. This is very undesirable given the generally limited planting across the site and ideally the proposal should seek to retain the two best quality trees and to provide additional planting.

The Council's Trees/Landscape Officer has raised considerable concern over the provision of the proposed bund and has advised that it is very unlikely that it would appear

natural or aesthetically pleasing.

As discussed elsewhere in this report, the change in existing site levels across the site is considerable, with an approximate 6m fall across the width of the proposed pitch. Accordingly, the pitch will be significantly above the surrounding ground levels in the south-east corner. It is likely that some substantial earthworks and ground modelling, involving terracing and embankments (on all sides) will be required to accommodate the ATP on this site. However, insufficient information has been provided to allow a full assessment of the true visual impact of this.

It is considered that the application fails to address how the effects of the change of levels across the site will affect the installation of the ATP, so that it can be satisfactorily accommodated and its visual impact on the school site and surrounding area, including from the nearest residential properties, can be fully assessed. Notably, despite requests for further information only a more detailed topographical survey was provided, which fails to demonstrate the full impact of the development.

Notably, the Council's Trees/Landscape Officer has objected to the proposals on the basis of the above and in the absence of more detailed information and a reason for refusal is recommended on these grounds.

#### **7.15 Sustainable waste management**

No details relating to refuse storage have been provided. However, notably the school ultimately has discretion over which waste management methods are used on site and it is assumed that existing facilities would be used.

#### **7.16 Renewable energy / Sustainability**

Policy 5.1 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. However, notwithstanding this, given the nature of the proposed scheme, this is not considered a feasible requirement in this instance.

#### **7.17 Flooding or Drainage Issues**

The site does not fall within a flood zone and no issues relating to flooding on the school site have been identified, although it is noted that resident's have raised concerns over flooding in their gardens downstream of the school.

London Plan policy 5.14 states that development proposals should use sustainable urban drainage systems (SUDS) unless there are good reasons for not doing so. In this instance the applicant has advised that a permeable surface would be provided to the pitch, which would have an underlying stone sub base acting as an attenuation/storage area for surface water. The stone base would act as a soakaway system with water dissipating through the underlying formation level. A perforated drainage system would also be provided beneath the pitch base, which would connect to the existing surface water drainage system.

The Council's Flood and Water Management Officer has confirmed that the details submitted at this stage are acceptable and has, accordingly, raised no objections on flooding or drainage grounds, subject to the imposition of the standard surface water drainage condition should planning permission be granted.

#### **7.18 Noise or Air Quality Issues**

- Noise

The provision of an all weather pitch in this location is likely to lead to a significant

intensification of the use of this part of the school site and a Noise Report has been submitted in support of the application. This demonstrates that, with the provision of the bund, which would help to mitigate against noise impact, that noise levels would just be within acceptable limits at the nearest residential receptors. Notably, officers in the Council's Environmental Protection Unit have raised no objections on noise grounds, although they have advised that should the bund be removed then noise impacts would need to be reconsidered.

- Air Quality

The site does not fall within an Air Quality Management Area and, whilst no Transport Statement or Assessment has been provided, it is considered very unlikely that the proposals would lead to such a significant increase in vehicle trips to/from the site that it would have an unacceptable impact on local air quality levels. Notably, officers in the Council's Environmental Protection Unit have raised no concerns in this regard.

## **7.19 Comments on Public Consultations**

Numerous issues were raised in the letters of objection from residents.

The issues raised by points (ii), (iii), (iv), (v), (vii), (ix), (x), (xi), (xii), (xiii), (xiv), (xv), (xvi), (xvii), (xix), (xx), (xxviii), (xxix), (xxx), (xxxi), (xxxiv), (xxxv), (xxxviii), and (xxxix) which predominantly raise concerns over light and noise pollution, traffic, flooding, impact on residential amenity and loss of existing sports facilities/playing field, have been addressed in the report.

Point (i) states that details relating to the location of the pitch should be provided. The location of the proposed pitch is clearly shown on the submitted plans which have been available for viewing on the Council's website or at the Civic Centre throughout the application process.

Point (vii) raises concerns over the visual impact of the sports hall. The sports hall is not a material consideration in the determination of this application.

Point (viii) raises concerns over the impact of the development of wildlife and ecology. Given the built up nature of the surrounding area and heavily maintained nature of the playing fields, the site is not considered to have a high ecological value such that refusal could be justified on these grounds.

Point (xviii) raises concerns over increased antisocial behaviour in terms of swearing, shouting, litter, etc. The grass bund would help to mitigate noise from the site and the applicant's Design and Access Statement confirms that users would be required to comply with a code of conduct which specifically refers to use of excessive noise or foul language. Accordingly, refusal could not be justified on these grounds.

Point (xxi) raises concerns over disturbance and disruption during construction, including from contractor's vehicles. The applicant would be required to comply with relevant Environmental Health legislation in this regard and if planning permission was granted conditions could be attached to ensure traffic associated with construction was properly managed.

Point (xxii) suggests the development would devalue property. This is not a material planning consideration.

Points (xxiii), (xxiv), (xxxii), (xxxiii) and (xxxvii) question the need for the development,

suggesting that there are alternative facilities within the locality. The proposal complies with current planning policy relating to enhancement of school facilities and sports provision and, as such, there are no grounds to request further justification of the need in this location. Refusal could not be justified on these grounds.

Point (xxv) suggests that this would prevent any future expansion of the school to meet any future increased pupil demand. Any future applications for expansion would need to be assessed on their own merits and refusal cannot be justified on these grounds.

Point (xxvi) suggests that if approved this would set a precedent for recent applications for a cemetery and additional pitches at other sites in the locality. Every application must be assessed on its own merits and refusal cannot be justified on these grounds.

Point (xxvii) suggests that the scheme should be refused even although some nearby properties are Council owned. All objections are given equal consideration regardless of tenure.

Point (xxxvi) suggests that Haydon's expansion programme has grown beyond control and no more development should be allowed. Each application must be assessed on its own merits and, in this instance, refusal cannot be justified on these grounds.

Point (xl) suggests that residents were shown different plans at pre-application stage by the school. Any consultation carried out by the school is voluntary and the Local Planning Authority has no control over what information is conveyed to residents by the applicant, particularly prior to submission of a formal application.

Point (xli) suggests that the school has rescinded its offer to make its playing fields available to local children. This is outside the control of the Local Planning Authority and refusal cannot be justified on these grounds. It is noted however, that the school intends to make the facility available to local community groups.

Point (xlii) suggests that the school should make Joel Street their main entrance. No alterations to the schools access arrangements are proposed as part of this application.

Point (xlili) suggests that the pitch will be made from recycled tyres which are toxic and harmful to the environment. A standard 3G surface would be used for the pitch, similar to that used at numerous facilities across the country. The Council has no reason to believe that it would be harmful to users or the environment.

With the exception of point (i), the issues raised by Northwood Residents' Association have been addressed above and in the report. Point (i) suggests that insufficient consultation has been carried out by the school and Council. Any consultation carried out by the school is voluntary and not under the control of the Local Planning Authority. The Council's consultation complies with statutory requirements.

The concerns raised by the petition have been addressed above and 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 or Hillingdon Community Infrastructure Levy.

#### **7.21 Expediency of enforcement action**

None.

## **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**

Whilst, the proposal would generally comply with current planning policies which seek to enhance educational and sports facilities, significant concern is raised over the likely visual impact of the proposal, particularly given the significant change in levels across the site.

Furthermore, whilst limited additional details were provided on request, insufficient information has been provided to demonstrate that the proposals would not have an unacceptable impact on the local highway network.

Based on the information provided, it is considered that the development would have an unacceptable impact on the character and appearance of the surrounding area, detrimental to both visual and residential amenity. Concerns are also raised over the potential impact the development could have on the local highway network due increased traffic and parking demand.

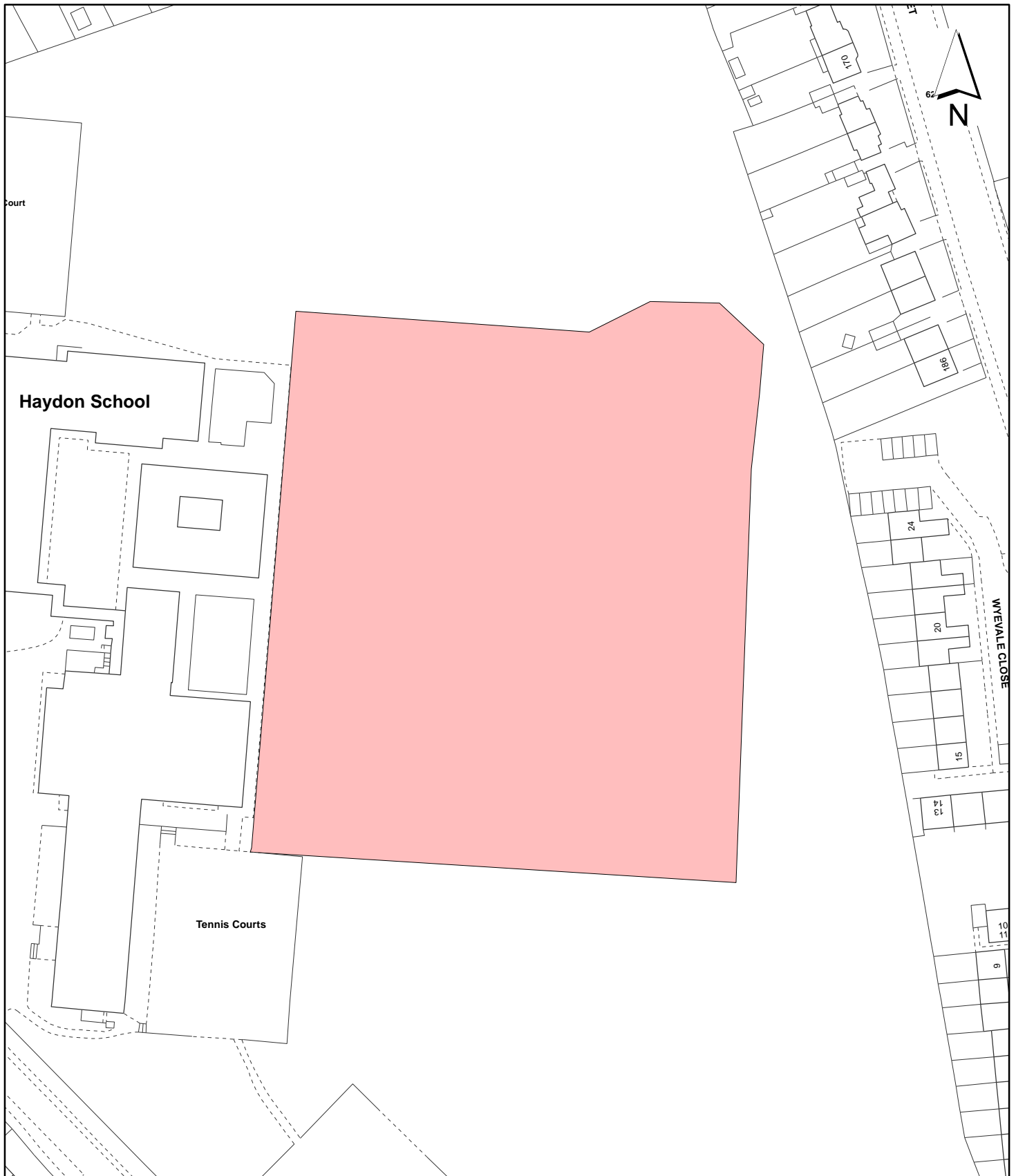
The proposal fails to comply with current Local Plan and London Plan policies relating to visual amenity, residential amenity and traffic impact and, accordingly, refusal is recommended.



#### **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

**Contact Officer:** Johanna Hart

**Telephone No:** 01895 250230



<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2014 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;"><b>Haydon School Wiltshire Lane Eastcote Pinner</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Residents Services Planning Section</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;"><b>9556/APP/2014/3306</b></p>	<p>Scale</p> <p style="text-align: center;"><b>1:1,250</b></p>	 <b>HILLINGDON</b> <small>LONDON</small>
	<p>Planning Committee</p> <p style="text-align: center;"><b>Major</b></p>	<p>Date</p> <p style="text-align: center;"><b>December 2014</b></p>	