

Report of the Head of Planning, Sport and Green Spaces

Address	HILLSIDE JUNIOR AND INFANT SCHOOL NORTHWOOD WAY NORTHWOOD
Development:	Provision of a new Junior School building including new hall, kitchen, admin and teaching facilities set over 2/3 storeys; rearrangement of existing retained grass pitches; provision of new multi-use games area (MUGA); alterations to vehicular access; increased parking provision; creation of a parent drop off facility; internal reconfiguration works to Infants School; landscaping; and associated works.
LBH Ref Nos:	18495/APP/2016/3957
Drawing Nos:	HS-A-0001 (Location Plan) Tree Survey & Protection Plan HJ-A-9001 (Proposed Building 3D Representations HJ-A-1203 Rev.C (Proposed First Floor Plan Topographical Survey (Sheet 1 of 2) Topographical Survey (Sheet 2 of 2) HS-A-0003 (Existing Site Plan (Ground Floor Level) HS-A-0002 (Existing Site Plan (Topographical) HS-A-0004 (Existing Tree Removal Plan Noise Impact Assessment, prepared by Pace Consult dated 30/09/1 Archaeological Desk-Based Assessment, prepared by AOC Archaeology Group dated July 2015 Lighting Strategy Report, prepared by Arcadis dated September 201 Ecological Appraisal, prepared by EPR dated July 2014 Bat Building and Tree Inspection, prepared by EPR dated August 201 Flood Risk Assessment and Drainage Strategy, prepared by Waterc Consultants dated October 2016 Arboricultural Constraints Report, prepared by SES dated August 201 Arboricultural Impact Assessment, prepared by SES dated 27/10/1 Energy Statement, prepared by Arcadis dated September 201 M285-300 Rev.P3 (Planting Plan) M285-200 Rev.P3 (Hard Landscape Plan HS-A-3003 Rev.B (Proposed Site Section 4-4 HJ-A-3001 (Proposed Building Sections HA-A-3001 Rev.B (Proposed Site Sections 1-1 & 3-3 HS-A-0006 Rev.B (Zoning & Fencing Strategy Plan HJ-A-1204 Rev.A (Proposed Roof Plan HJ-A-2002 Rev.B (Proposed Coloured Building Elevations HS-A-0005 Rev.C (Proposed Site Plan HJ-A-1202 Rev.D (Proposed Ground Floor Plan HS-A-3002 Rev.B (Proposed Site Section 2-2 Travel Plan Rev.C, prepared by Local Transport Projects, dated 01/12/1 Transport Assessment Rev.C, prepared by Local Transport Projects, date 01/12/16 Design & Access Statement rev.5, prepared by Callison RTKL date 07/12/16 HJ-A-1201 Rev.C (Proposed Lower Ground Floor Plan

Date Plans Received: 28/10/2016

Date(s) of Amendment(s): 28/10/2016

Date Application Valid: 01/11/2016

1. **SUMMARY**

This application seeks full planning permission for the provision of a new Junior School building and associated works at Hillside Infant and Junior Schools in Northwood. The proposals involve the provision of a new 2/3 storey classroom block with associated facilities such as hall, kitchen, staff and administrative areas, etc; reconfiguration of the staff car park to create additional spaces and provision of drop-off/pick-up facility; reconfiguration of the playing field and provision of a Multi-Use Games Area (MUGA); landscaping; and ancillary development.

The proposals would enable the expansion of the schools from two forms of entry (2FE) to three forms of entry (3FE) allowing them to cater for a total of 675 pupils (including nursery).

The Education Act 1996 states that Local Authorities have a duty to educate children within their administrative area. The Hillingdon School Expansion Programme is part of the Council's legal requirement to meet the educational needs of the borough.

In the main metropolitan areas throughout the country there has been a significant increase in the need for school places and this holds true for London. This increase reflects rising birth rates, migration changes and housing development. The latest forecast for school places indicates a sustained residual need for additional forms of entry in primary schools in the north of the borough and there is therefore a requirement to expand Hillside Infant and Junior Schools to help meet this need.

The existing schools would be expanded from two forms of entry to three forms of entry to provide additional places for the children of the borough. Internal reconfiguration works would take place to the existing school building such that it would provide for an expanded Infant cohort and the new building would be occupied by the new expanded Junior School. Combined, the two schools will provide capacity for a total of up to 675 pupils (including nursery).

The proposal fully complies with the aims of the National Planning Policy Framework (NPPF), London Plan policy 3.18 and Local Plan: Part 2 policy R10, which seek to encourage the provision of new and/or enhanced educational facilities. Furthermore, whilst it would result in some loss of playing field, it is considered that the provision of alternative high quality sporting facilities and improvements to the existing drainage would be of

sufficient benefit to sport so as to outweigh this loss, such that the proposals would not be contrary to current policies which seek to preserve existing playing fields and sports provision. Sport England nevertheless object to the proposals. Accordingly, if the decision is made to approve planning permission the scheme would be referable to the Secretary of State.

It is not considered that the proposed development would result in an unacceptable impact on the visual amenities of the school site or on the surrounding area. Furthermore, it is not considered that the proposal would have any significant detrimental impact on the amenities of the occupiers of neighbouring residential units.

The proposal is supported by a detailed Transport Assessment and provides for mitigation measures to reduce its impact on the local highway network. The Council's Highway Engineer has reviewed this information in detail and confirmed that the proposed development would be acceptable in terms of traffic impact, pedestrian and highway safety

The proposal is considered to comply with relevant UDP and London Plan policies and, accordingly, it is recommended that delegated powers be given to the Head of Planning and Enforcement to approve the scheme, subject to the appropriate referral to the Secretary of State.

2. RECOMMENDATION

That delegated powers be given to the Head of Planning and Enforcement to grant planning permission, subject to the following:

A. That the application be referred to the Secretary of State in accordance with the Town and Country Planning (Consultation) (England) Direction 2009.

B. That should the Secretary of State not call in the application that the application be deferred for determination by the Head of Planning and Enforcement under delegated powers.

1 SP01 Council Application Standard Paragraph

(This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land).

2 COM3 Time Limit

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

REASON

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

3 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, HS-A-0001, HJ-A-2002 Rev.B, HJ-A-9001, HJ-A-3001, HS-A-3001 Rev.B, HS-A-3002 Rev.B, HS-A-3003 Rev.B, HJ-A-1201 Rev.C, HJ-A-1202 Rev.D, HJ-A-1203 Rev.C, HS-A-0005 Rev.C, HS-A-0006 Rev.B, HJ-A-1204 Rev.A, M285-300 Rev.P3 & M285-200 Rev.P3, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

4 COM5 General compliance with supporting documentation

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

Tree Survey & Protection Plan

Noise Impact Assessment, prepared by Pace Consult dated 30/09/16

Archaeological Desk-Based Assessment, prepared by AOC Archaeology Group dated July 2015

Lighting Strategy Report, prepared by Arcadis dated September 2016

Ecological Appraisal, prepared by EPR dated July 2015

Bat Building and Tree Inspection, prepared by EPR dated August 2015

Flood Risk Assessment and Drainage Strategy, prepared by Waterco Consultants dated October 2016

Transport Assessment Rev.D, prepared by Local Transport Projects, dated 01/12/16

Travel Plan Rev.D, prepared by Local Transport Projects, dated 01/12/16

Arboricultural Constraints Report, prepared by SES dated August 2015

Arboricultural Impact Assessment, prepared by SES dated 27/10/16

Energy Statement, prepared by Arcadis dated September 2016

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 the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

5 COM7 Materials (Submission)

No development shall proceed beyond the steel/timber/concrete superstructure (including roof structure) of any building proposed until details of all materials and external surfaces have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

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

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 COM8 Tree Protection

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

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

2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

7 COM9 Landscaping (car parking & refuse/cycle storage)

Within three months of commencement of works on site a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts (including demonstration that 20% of all parking spaces are served by electrical charging points 10% to be active and 10% passive provision)

2.e Hard Surfacing Materials

2.f External Lighting

2.g Other structures (such as play equipment and furniture)

3. Living Walls and Roofs

3.a Details of the inclusion of living walls and roofs

3.b Justification as to why no part of the development can include living walls and roofs

4. Details of Landscape Maintenance

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

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

5. Schedule for Implementation

6. Other

6.a Existing and proposed functional services above and below ground

6.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015).

8 COM10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

9 COM26 Ecology

Within three months of commencement of works on site a scheme for the protection, creation of biodiversity features and enhancement of opportunities for wildlife shall be submitted to and approved in writing by the Local Planning Authority. The plans shall detail measures to promote, encourage and support wildlife through the use of, but not limited to, bat and bird boxes, specific wildlife areas within the landscape schemes and the inclusion of living walls/screens and living roofs. The development must proceed in accordance with

the approved plans.

REASON

To ensure the development makes a positive contribution to the protection and enhancement of flora and fauna in an urban setting in accordance with policy BE1 of the Local Plan: Part One Strategic Policies, policy EC5 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 7.19.

10 COM31 Secured by Design

The building(s) shall adhere to 'Secured by Design' principles as set out in the document 'Secure by Design Design - New Schools 2014' published on behalf of the Association of Chief Police Officers (ACPO). No building shall be occupied until relevant security measures have been implemented.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2016) Policies 7.1 and 7.3.

11 NONSC Travel Plan

Prior to first occupation of the development hereby approved a full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the Travel Plan shall be implemented in perpetuity and it shall be reviewed at regular intervals to monitor its impact and, if required, it shall be updated and/or amended in order that its aims and objectives are achieved.

The Travel Plan shall demonstrate a commitment to the ongoing promotion of sustainable travel to users of the development and include targets for sustainable travel arrangements, effective measures for the ongoing monitoring of the Travel Plan, a commitment to delivering the Travel Plan objectives and details of effective mechanisms to achieve the objectives of the Travel Plan. It shall also include measures, such as expansion of breakfast/after school clubs, staggering of the start/end school times, implementation of car sharing initiatives and the promotion of walking and cycling initiatives, aimed at reducing peak time congestion.

REASON

To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with London Plan (July 2016) policies 6.1 and 6.3

12 NONSC 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 to access (vehicular and pedestrian) 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).

13 NONSC Car Park Management Strategy

Prior to occupation of the development a Car Park Management Strategy shall be submitted to and approved in writing by the Local Planning Authority.

The submitted strategy shall contain details of parking allocation of the staff car park; details as to how the drop-off and pick-up area will be managed to ensure its efficient operation; security measures; any parking management equipment such as barriers/ticket machines, etc; and a detailed scheme of management for the areas including within and outside of peak school pick up and drop off hours.

Thereafter the area shall be maintained and managed in accordance with the approved details in perpetuity.

The drop-off/pick-up area must be provided prior to occupation of the development.

REASON

To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with Policies AM2 and AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policies 6.1 and 6.3.

14 NONSC Delivery & Servicing Plan

Prior to occupation of the development hereby approved a Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall incorporate measures to minimise vehicle deliveries during am and pm peak hours. Thereafter and prior to occupation, the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

REASON

To encourage out of hours/off peak servicing to help mitigate the site's contribution to local congestion levels in compliance with Policy AM2 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

15 NONSC Fire Strategy

No development shall proceed beyond the steel/timber/concrete superstructure (including roof structure) of any building proposed until a comprehensive fire emergency plan that demonstrates how disabled people will be safeguarded from fire and enabled to evacuate the building has been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policies AM13 and AM16 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2015) Policy 7.2.

16 NONSC Automatic Light Switch Off

Measures shall be put in place to ensure that lights, including car park lighting, are automatically turned off when the buildings are not in use.

REASON

To safeguard residential amenity in accordance with policies BE13 and OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to reduce energy demands in accordance with London Plan (2015) Policy 5.2.

17 COM17 Control of site noise rating level

The rating level of noise emitted from the plant and/or machinery hereby approved shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142.

REASON

To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

BE5	New development within areas of special local character
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
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
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
R16	Accessibility for elderly people, people with disabilities, women and children
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
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
LPP 3.18	(2016) Education Facilities
LPP 3.19	(2016) Sports Facilities
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 5.3	(2016) Sustainable design and construction
LPP 5.7	(2016) Renewable energy
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 6.1	(2016) Strategic Approach
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 6.12	(2016) Road Network Capacity
LPP 6.13	(2016) Parking
LPP 7.2	(2016) An inclusive environment
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.21	(2016) Trees and woodlands
LPP 8.3	(2016) Community infrastructure levy

3 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4 I1 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.

5 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

6 I3 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).

7 I11 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).

8 I12 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.

9 I13 Asbestos Removal

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

10 I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control o

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.

11 I19 Sewerage Connections, Water Pollution etc.

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

12 I23 Works affecting the Public Highway - Vehicle Crossover

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

13 I28 Food Hygiene

The Council's Commercial Premises Section should be consulted prior to the use of the premises so as to ensure compliance with the Food Safety Registration Regulations 1990, Hygiene (General) Regulations 1970, The Food Act 1984, The Health and Safety at Work Act 1974 and any other relevant legislation. Contact: - Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Telephone 01895 250190).

14 I34 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.

15

The Council's Access Officer has advised as follows:

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) Inclusive design principles should be applied to all learning activities and school functions. This ensures an environment to help children with Special Educational Needs and disabilities take part in school activities on an equal basis alongside their non-disabled peers.

c) 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+A1:2010, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.

d) 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 door and door furniture can be easily located by people with reduced vision.

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

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

g) 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.

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With regard to part 2.a of condition 7, the Council's Waste Strategy Manager has advised as follows:

a) An area needs to be allocated for the storage of waste and recycling bins.

b) Ideally this should be a fenced area to contain the bins. I would recommend using bulk metal bins for containing the waste and recycling awaiting collection. The bulk bins would need to be rotated by school staff in between collections. A 1,100 litre bulk bin measures 1,370 mm (h) x 990 mm (d) x 1,260 mm (w).

c) The material used for the floor /surface of where the bins are stored should be 100 mm thick to withstand the weight of the bulk bins.

d) The gate / door of the bin stores need to be made of metal, hardwood, or metal clad softwood and ideally have fire resistance of 30 minutes when tested to BS 476-22. The door frame should be rebated into the opening. Again the doorway should allow clearance of 150 mm either side of the bin when it is being moved for collection. The door(s) should have a latch or other mechanism to hold them open when the bins are being moved in and out of the chamber.

e) The collectors should not have to cart a 1,100 litre bulk bin more than 10 metres from the point of storage to the collection vehicle (BS 5906 standard).

f) The gradient of any path that the bulk bins have to be moved on should ideally be no more than 1:20, with a width of at least 2 metres. The surface should be smooth. If the storage area is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to level of the collection vehicle.

g) The access roads must be made strong enough to withstand the load of a 26 tonne refuse collection vehicle. The width of the carriageway should be 4 metres to allow the collection vehicle to manoeuvre safely.

h) The client for the building work should ensure that the contractor complies with the Duty of Care requirements, created by Section 33 and 34 of the Environmental Protection Act.

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Thames Water have provided the following advice:

Waste Comments

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposed to discharge into a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.

Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit thameswater.co.uk/buildover.

Thames Water would recommend that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol/oil interceptors could result in oil-polluted discharges entering local watercourses.

Waste Comments

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

3. CONSIDERATIONS

3.1 Site and Locality

Hillside Infant and Junior Schools occupy an approximately 1.5 hectare broadly rectangular shaped plot located on the western side of Northwood Way in Northwood.

They currently share a single-storey 1970s system framed building located towards the southern end of the site. A single-storey temporary modular classroom block, installed earlier this year, also occupies the southern most corner of the site.

Located on a hill, the site is split into three distinct tiers. The playing fields are located to the north and on the highest part of the site. The school car park and junior school playground occupy the central part of the site. The existing school buildings and Infant play areas occupy the southern and lowest part of the site. A single-storey modern Children's Centre and limited parking occupies a part of the eastern side of the site, just to the north east of the main school car park.

The school site is located in a predominantly residential area, characterised by a mix of detached bungalows and two-storey detached and semi-detached houses. It is immediately

bounded to the west by the residential gardens of properties in Addison Way. It is bounded to the north and east by Northwood Way, beyond which are residential properties and it is bounded to the south by a public footpath, beyond which are residential properties.

The school is served by 29 car parking spaces. A single pedestrian and vehicular access currently exists via Northwood Way. A secondary pedestrian only access is available via the footpath to the south, which links Northwood Way and Townsend Way/Addison Way.

The site benefits from lines of mature trees, most notably to the north and south of the car park, to the south of the existing school building and around the site boundaries to the north and east of the playing field. Some tree planting also exists along the site's western and southern boundaries.

The entire application site falls within the developed area as designated in the Hillingdon Local Plan. The Hillside, Northwood Hills Area of Special Local Character immediately bounds the school site to the east. Records indicate that surface water pooling occurs to the south of the site and along Northwood Way to the east, as long as within some parts of the site.

3.2 Proposed Scheme

This application seeks full planning permission for the expansion of the existing Hillside Infant and Junior Schools through the provision of a new classroom block and associated development including the reconfiguration of the existing playing field, creation of a Multi-Use Games Area (MUGA), alterations to the car park, creation of a pupil drop-off/pick-up area, landscaping and ancillary works.

The new classroom block would be located relatively centrally along the western boundary, immediately to the north of the existing building. Reflecting the level changes across this part of the site it would be built into the bank to provide a part two-storey part three-storey building. It would accommodate 12 classrooms, an ICT suite, a food science/design technology room, library, staff room, studio, hall, group rooms, administrative areas, WCs, stores, circulation space and associated facilities.

To accommodate the new building, the existing Junior School playground would be lost and the playing field reconfigured. A MUGA, capable of accommodating a range of sports, including two netball courts would be provided in front of the new building to off-set the loss of the playground and reduction in area of playing field. Regrading of the playing field and provision of retaining walls around its boundaries would allow a usable space, capable of accommodating similar sports provision to the existing, to be retained.

The existing car parking across the site would be reconfigured and a new access created off Northwood Way to enable both the maximisation of parking provision and also the creation of a one-way pupil drop-off and pick-up area. A total of 37 car parking spaces would be provided. Cycle and scooter parking would also be provided.

Hard and soft landscape enhancements would be provided across the site, including new tree planting to the north of the car park and along the site boundaries. Landscape enhancements would also be made to the Infant School entrance.

Once complete, the Junior School would occupy the new building. Internal refurbishment works, not requiring planning permission, would take place to the existing building to allow

the expansion of the Infant School into the newly created space. It is understood that refurbishment works would also seek to improve some of the existing shortcomings of the building where several classrooms are undersized. The recently installed temporary modular classroom would be removed. No alterations are proposed to the Children's Centre, which shares the school site.

Following the expansion, combined the schools would cater for a total of 675 pupils and 78 full time equivalent (FTE) staff (including 45 nursery pupils). This would represent increases of 216 pupils and 25 FTE staff.

3.3 Relevant Planning History

18495/APP/2007/3183 Hillside Infants School Northwood Way Northwood

ERECTION OF A SINGLE STOREY CHILDREN AND FAMILY CENTRE INCLUDING ASSOCIATED EXTERNAL WORKS (INVOLVING DEMOLITION OF EXISTING REDUNDANT BUNGALOW AND WOODEN SHED)

Decision: 07-02-2008 Approved

18495/APP/2009/119 Hillside Infants School Northwood Way Northwood

Details of materials in compliance with condition 2 of planning permission reference: 18495/APP/2007/3183, dated 17th October 2007 (single storey children and family centre including associated external works, involving demolition of existing redundant bungalow and wooden shed).

Decision: 18-02-2009 Approved

18495/APP/2015/1363 Hillside Primary School Northwood Way Northwood

Erection of a temporary double modular classroom unit with associated external works

Decision: 08-06-2015 Approved

18495/APP/2016/2807 Hillside Primary School Northwood Way Northwood

Details pursuant to conditions 5 (tree protection) and 6 (landscaping) of planning permission ref: 18495/APP/2015/1363 dated 08/06/16 (Erection of a temporary double modular classroom unit with associated external works).

Decision: 28-07-2016 Approved

Comment on Relevant Planning History

The site has an extensive planning history, predominantly relating to minor developments. In terms of the most recent planning history, records indicate that planning permission was granted for the Children's Centre, which now occupies a part of the eastern side of the site, in 2008. Planning permission was granted for the temporary classroom unit now occupying the southern corner of the site, for a temporary period of three years, in June 2015. That classroom was required to accommodate a bulge class of 30 children, whilst more permanent solutions were sought to meeting the long-term need in this part of the borough. The most recent planning history is summarised above.

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 (2015)
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
Hillingdon Supplementary Planning Document - Planning Obligations

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.EM11 (2012) Sustainable Waste Management
- PT1.EM5 (2012) Sport and Leisure
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation

Part 2 Policies:

- BE5 New development within areas of special local character
- 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
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- 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
- R16 Accessibility for elderly people, people with disabilities, women and children
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- 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
- LPP 3.18 (2016) Education Facilities
- LPP 3.19 (2016) Sports Facilities
- LPP 5.1 (2016) Climate Change Mitigation
- LPP 5.2 (2016) Minimising Carbon Dioxide Emissions
- LPP 5.3 (2016) Sustainable design and construction
- LPP 5.7 (2016) Renewable energy
- LPP 5.12 (2016) Flood risk management
- LPP 5.13 (2016) Sustainable drainage
- LPP 6.1 (2016) Strategic Approach
- LPP 6.3 (2016) Assessing effects of development on transport capacity
- LPP 6.9 (2016) Cycling
- LPP 6.12 (2016) Road Network Capacity
- LPP 6.13 (2016) Parking
- LPP 7.2 (2016) An inclusive environment
- LPP 7.3 (2016) Designing out crime
- LPP 7.4 (2016) Local character
- LPP 7.19 (2016) Biodiversity and access to nature
- LPP 7.21 (2016) Trees and woodlands
- LPP 8.3 (2016) Community infrastructure levy

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **1st December 2016**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 111 local owner/occupiers and the Northwood Hills Residents'

Association. Four site notices and a press notice were also posted.

Two letters of objection and one letter of support have been received.

The objections raise the following concerns:

- i) The capacity assessment in the Transport Assessment claims to be 'worst case' yet the base data was collected on a single day, a day that may not have been the worst.
- ii) No mention or plans have been provided indicating that there may be plans to change road markings or signage.
- iii) No capacity assessment for contractor traffic during construction has been provided.
- iv) The on-site drop-off facility is inadequate and will create substantial queuing and disruption on and off site along Northwood Way.
- v) The inadequacy of the drop-off design will not alleviate the substantial disruption that occurs when an H13 bus seeks to negotiate Northwood Way during peak times.
- vi) Severe disruption to Northwood Way during construction.
- vii) The proposed access and egress facilities will actively exacerbate existing problems.

The letter of support makes the following comments:

- i) No objections are raised but more parking should be provided for the school and children's centre.

A letter of support has also been received from the Chair of Governors of the Junior School, which comments as follows:

"The Junior School students need access to the increased size classrooms which are recommended for all schools now. At the moment there is not enough room in the existing school and storage is limited. With the number of children in Hillingdon the council asked us to consider to help meet the need to go from a two form to three form entry this means the new building is needed. It will enable the school to offer activities it has not been able to do so up to now and it is looking for ways that other members of the neighbourhood could benefit from these facilities as well. The ability to create a drive through should minimise the parking issues in Northwood Way when children are taken to school and collected and the school will work hard with the school community to encourage parents to drop off their children quickly and to be considerate to the neighbours."

It should be noted that in accordance with Department for Education (DfE) requirements relating to the expansion of maintained schools a parallel consultation has been carried out by the Council's Education Team. The Local Planning Authority has been forwarded two responses which have been sent directly to the Education Team. It should be noted that in both cases residents advise that they are generally supportive of the proposals but nevertheless have concerns. For completeness, those comments are summarised below:

- 1) Traffic and parking - introduction of more yellow lines around the school means there is never anywhere to park. Northwood way is currently too narrow and should be widened to provide parking bays for parents and residents.
- 2) The whole road infrastructure needs to be reviewed, especially given the number of schools in the area.
- 3) Since works to road and roundabout layouts were undertaken in Northwood Hills, traffic and queuing has significantly worsened and broken down cars or emergency vehicles needing to get through adds to problems.
- 4) All roads and parking in and around the school should be reviewed and managed.
- 5) Traffic around drop off and collection times will need to be controlled during construction to ensure parents still have access and sensible and functional drop off points or parking for parents is provided.
- 6) Residents and parents who are unable to walk cannot park close to the school.

- 7) The Zebra crossing outside the school is often violated by angry fast drivers.
- 8) Staggered drop off times should be imposed to reduce congestion. A school bus and provision of a turning circle should also be considered.
- 9) The current school will almost certainly contain asbestos - assurances need to be given to assure parents their children will be safe.
- 10) The walkways and general outlay of the grounds, especially in the infants areas are no longer suitable for modern use and should be refurbished and better landscaped to reduce pedestrian congestion and school start/finish times.

METROPOLITAN POLICE

Due to the nature of the building and the fact that it is a primary school, we all have a duty of care to the safeguarding of the children. As such, a Secured by Design condition should be imposed on the development. It is noted within the Design and Access statement that it mentions Secured by Design principles and it should be ensured that these principles are adhered to with the assurance of a planning condition.

SPORT ENGLAND

Sport England - Statutory Role and Policy

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (particularly Para 74) and Sport England's Playing Fields Policy, which is presented within its Planning Policy Statement titled 'A Sporting Future for the Playing Fields of England' (see link below) www.sportengland.org/playingfieldspolicy

Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field, unless one or more of the five exceptions stated in its policy apply.

The Proposal and Impact on Playing Field

A new junior school, Multi-Use Games Area (MUGA), increase in parking provision, alterations to the site access and other alterations are proposed which would result in the loss of part of the playing field.

Assessment against Sport England Policy/NPPF

The proposed development would result in significant loss of playing field land that Sport England does not consider is outweighed by the proposed MUGA, the limited area of land that would be levelled and potential drainage. The playing field would be almost halved in size which would impact the ability of the existing playing pitch to be repositioned for maintenance purposes, enable play off the playing pitch and to accommodate additional or different playing pitches being marked in the future. In addition, the reduction in size will prevent the running track being marked on the playing field during the summer.

Sport England notes that the Design and Access Statement refers to an increase in sport area but this calculation does not appear to include the existing netball hardstanding area and does not solely concentrate on the loss of playing field. As a result, Sport England does not consider that the proposed development would fall within any of its exceptions.

Sport England therefore advises that the design and layout is reconsidered to reduce the loss of the

playing field, for example by positioning the proposed school building on non-playing field land and re-orientating and reducing the MUGA.

Conclusion

In light of the above, Sport England objects to the application because it is not considered to accord with any of the exceptions to Sport England's Playing Fields Policy or with Paragraph 74 of the NPPI

THAMES WATER

Waste Comments

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposed to discharge into a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.

Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit thameswater.co.uk/buildover.

Thames Water would recommend that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol/oil interceptors could result in oil-polluted discharges entering local watercourses.

Waste Comments

With regard to water supply, this comes within the area covered by the Affinity Water Company.

GREATER LONDON ARCHAEOLOGICAL ADVISORY SERVICE (GLAAS)

Recommend No Archaeological Requirement.

Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

The site does not lie within an Archaeological Priority Area and as, noted in the submitted archaeological desk-based assessment, it has low archaeological potential for all periods reflecting a paucity of recorded archaeology in the vicinity and its historical location on a common. The site will also have been disturbed by construction of the school. Whilst some as yet undiscovered archaeological features could be present there is no evidence for significant heritage assets to be encountered.

No further assessment or conditions are therefore necessary.

Internal Consultees

TREES/LANDSCAPE OFFICER

The school is situated in the north-west corner of Northwood Way, at the junction with Hillside Road. The main building is located in the southern third of the site. The site slopes up gently to a mid-level car park and playground, before rising steeply to level open playing fields at the north end of the site. Aside from the sloping topography, the site benefits from lines of mature trees, notably to the north and south of the car park and around the site boundaries.

The trees are not protected by TPO or Conservation Area designation. Nevertheless, they are an important feature in the landscape of this part of Northwood and contribute to the adjacent Area of Local Special Character.

A Tree Survey (and Arb Impact Assessment) has been prepared by SES. The survey identifies four trees, or groups of trees, which are 'A' rated (high quality and value): G2, G7, T10 and G8. Parts of group 7 and 8 will be removed to facilitate the development. Nine trees, or groups, are rated 'B' (moderate quality and value): G1, T2, T3, G5, T7, T11, T13, T14 and G109. Of these, G1 and G10 will be removed. Further to this, the following low quality trees (G6, T9 and T12) will be removed, as will T5 and G9 - which are unsuitable for retention.

A site inspection (22 November 2016) confirmed that some of the best trees (including the line of Hornbeam to the south of the car park) and trees along the external boundaries of the site (north and east) can, and will be, protected and retained. It was also noted that some pre-emptive pruning / crown lifting may be required to selected retained trees.

If the application is to be recommended for approval, landscape conditions will be required to ensure that retained trees are appropriately protected and that the proposed landscaping contributes to the character and appearance of the area.

Recommendation: No objection subject to the above comments and COM8 (this should include on site supervision and monitoring by the tree consultant with updated information supplied to the LPA), COM9 (parts 1,2,3,4,5 and 6) and COM10.

WASTE STRATEGY MANAGER

- a) An area needs to be allocated for the storage of waste and recycling bins.
- b) Ideally this should be a fenced area to contain the bins. I would recommend using bulk metal bins for containing the waste and recycling awaiting collection. The bulk bins would need to be rotated by school staff in between collections. A 1,100 litre bulk bin measures 1,370 mm (h) x 990 mm (d) x 1,260 mm (w).
- c) The material used for the floor /surface of where the bins are stored should be 100 mm thick to withstand the weight of the bulk bins.
- d) The gate / door of the bin stores need to be made of metal, hardwood, or metal clad softwood and ideally have fire resistance of 30 minutes when tested to BS 476-22. The door frame should be rebated into the opening. Again the doorway should allow clearance of 150 mm either side of the bin when it is being moved for collection. The door(s) should have a latch or other mechanism to hold them open when the bins are being moved in and out of the chamber.
- e) The collectors should not have to cart a 1,100 litre bulk bin more than 10 metres from the point of storage to the collection vehicle (BS 5906 standard).
- f) The gradient of any path that the bulk bins have to be moved on should ideally be no more than 1:20, with a width of at least 2 metres. The surface should be smooth. If the storage area is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the

bin to level of the collection vehicle.

g) The access roads must be made strong enough to withstand the load of a 26 tonne refuse collection vehicle. The width of the carriageway should be 4 metres to allow the collection vehicle to manoeuvre safely.

h) The client for the building work should ensure that the contractor complies with the Duty of Care requirements, created by Section 33 and 34 of the Environmental Protection Act.

ENVIRONMENTAL PROTECTION UNIT

Officers have reviewed the Noise Impact Assessment report by Paceconsult (ref PC-16-0229-RP1.3 dated 30 September 2016). The noise report shows the indoor ambient noise level (IANL) for classrooms as recommended in Building Bulletin BB93 will be 38dBA, below the recommended levels. The LA1,30min will be 48dBA, again being below the recommended level in BB93. The IANL will be achieved without further mitigation works.

However, with regards to mechanical services plants that are to be installed, a condition is recommended to ensure they do not cause a noise nuisance.

The standard informative relating to control of environmental nuisance from construction work should also be attached if approval is granted.

SUSTAINABILITY OFFICER

No objections are raised to the proposed development.

The development needs to make a positive contribution to wildlife creation and enhancement. Accordingly the following condition is required:

Condition

Prior to the commencement of development a scheme for the protection, creation of biodiversity features and enhancement of opportunities for wildlife shall be submitted to and approved in writing by the Local Planning Authority. The plans shall detail measures to promote, encourage and support wildlife through the use of, but not limited to, bat and bird boxes, specific wildlife areas within the landscape schemes and the inclusion of living walls/screens and living roofs. The development must proceed in accordance with the approved plans.

Reason

To ensure the development makes a positive contribution to the protection and enhancement of flora and fauna in an urban setting in accordance with Policy BE1 of the Local Plan.

HIGHWAY ENGINEER

This application is for a new school building at Hillside Junior and Infant School at Northwood Way Northwood. Pre-application advice has been provided and a Transport Statement (TS) and School Travel Plan by Local Transport Projects dated October 2016 has been produced.

There are pedestrian and vehicular accesses to the site off Northwood Way along with parking restrictions, a bus stop and pedestrian crossing closeby. The site has a PTAL value of 2 (poor).

The existing vehicular access leads to a parking area with 29 spaces available for staff parking and servicing vehicles. There is no on-site facility for pupil set-down or pick up at present.

There are 459 pupils enrolled at the school and 53 FTE staff at present.

There is currently parking stress around the school at start and finish times as parents drop off and pick up their children. From the parking surveys carried out in the surrounding streets it was apparent that there were significant levels of on-street parking prior to the start of school.

Approximately 50% mode share to car trips (Travel Plan data) and a similar number to walk trips take place at the school.

The existing staff parking area for 29 cars is retained and the new drop off/pick up zone for 4 cars as well as additional parking for 9 cars is provided.

The TS considered accidents in the area and concluded that there were no accidents involving children.

There will be an increase of 216 pupils from the existing 459 to a new level of 675. This 47% increase will require a similar growth in staff numbers.

Traffic levels will increase on the surrounding roads by as many as 235 two way trips in the morning arrival and evening departure hours.

A new access point on Northwood Way will be constructed as part of the proposals along with a set down and pick up facility within the school site. Such a facility will help to reduce the congestion on the surrounding streets at pick up and drop off periods. This facility will require managing by the school in order to reduce queuing and can be conditioned by a car park management plan.

The main activity will be focused in the area around the school entrance and exit. Given that there are proposed changes to the drop-off pick up arrangements the access junctions were tested for capacity given the scale of increase and it was found that there was ample capacity available. Once again it is important that the internal area is managed effectively to ensure adequate parking turnover takes place.

The TS also considered the existing level of parking stress and conducted parking surveys on surrounding streets between the hours of 0700-0915 and 1430-1600. These surveys showed that the roads close to the school entrance were parked to capacity for short periods but there were parking spaces within 200m of the school entrance during school peak hours.

It is likely that with a new pick up and drop off facility available within the school grounds that this will result in reduced pressure on local on-street parking.

There is no mention of additional cycle/scooter parking provided for the new staff and pupils but this can be conditioned.

The construction of a large building close to a residential community could cause concern so a condition requiring submission of a Construction Management Plan is recommended. It is presumed that the future servicing arrangements will remain as per the existing.

From the above comments it is clear that additional traffic will be generated but the proposed layout and drop-off arrangement will assist in reducing the impact of the proposals on the surrounding network. On this basis no significant concerns over the proposals are raised.

ACCESS OFFICER

Full planning permission is sought to expand Hillside Junior School with a new stand-alone building to accommodate 12 new classrooms, hall, kitchen, group spaces, staff and administration space,

storage, and new toilet facilities.

The proposal also includes external site works and remodelling of the retained school building entrance, reorientation of sport pitches, formation of a two court MUGA, and other localised hard and soft landscaping.

The Design & Access Statement refers to 29 existing car parking spaces, which would be increased to 48 as part of the proposal. Three accessible car parking spaces are proposed and shown on plan together with dropped kerbs at key locations, and the D & A Statement further refers to statutory guidance and the other local guidance.

Within the proposed structure, a Schindler 5500 lift is shown on plan and level access seems possible to all 12 classrooms. However, no mention is made to Building Bulletin 102, 99 and 93. The following accessibility issues should therefore be addressed:

1. Details on the routes, including any gradients, for wheelchair users from the drop off and car parking spaces should be submitted.
2. The design of the school should be tested against the specifications prescribed in BB 102, 99 and 93 to ensure a school environment that is able to accommodate the needs of disabled children with complex care and support needs. The results of the analysis should be fully documented within a revised Design & Access Statement.
3. In particular, BB 99 refers to provision of a specialist hygiene room containing a shower, sluice, toilet, a changing trolley, fixed or mobile hoist and space for assistants. These features should be incorporated into a dedicated facility designed in accordance with 'Changing Places' design criteria, as set out in the Council's 'Accessible Hillingdon' SPD (adopted May 2013).
4. Accessible changing rooms should be located close to the hall and external sport and MUGA facilities.
5. A medical room should be capable of accommodating children with complex personal care requirements. Provisions should include a track ceiling hoist to facilitate wheelchair transfers.
6. An emergency evacuation plan/fire strategy that is specific to the evacuation of persons unable to escape by stairs should be submitted and reviewed prior to any grant of planning permission. Provisions could include: a) a stay-put policy within a large fire compartment(e.g. within a classroom at first floor with suitable fire resisting compartmentalisation); b) provisions to allow the lift to be used during a fire emergency (e.g. uninterrupted power supply attached to the lift); c) contingency plans to permit the manual evacuation of disabled people should other methods fail.

Conclusion: Additional details are required in respect of the points referred to above. Should planning permission be granted, standard informatives should be attached.

Officer comment: Amended plans have been received which shown a more direct access ramp to the building from the drop-off-pick-up area, to suitable gradients. A lift would also be provided from the car park. The Design and Access Statement has also been amended to address the comments raised. The Council's Access Officer has verbally confirmed that, taking into consideration the site constraints, the proposals are now, on balance, acceptable.

FLOOD AND WATER MANAGEMENT OFFICER

Proposal:

Provision of a new Junior School building including new hall, kitchen, admin and teaching facilities set over 2/3 storeys; rearrangement of existing retained grass pitches; provision of new multi-use games area (MUGA); alterations to vehicular access; increased parking provision; creation of a parent drop off facility; internal reconfiguration works to Infants School; landscaping; and associated works.

Recommendation:

The site is shown to be in Flood Zone 1.

However the south part of the site is shown to be at risk of surface water flooding, which has not been assessed in detail to show the proposals put forward to manage the risk from the development are suitable or feasible.

Comments on the Planning Application

The site should be viewed as a whole and the area proposed for development not looked at in isolation and that aspect of the site controlled. The whole site must be controlled to the greenfield runoff rates.

This is particularly applicable where it is proposed to connect to an existing drainage system. There is no information on the location condition or sizing of this drainage, or issues that may affect this as no survey has been undertaken yet.

As it is indicated that the area to the south, which contains the existing drainage system, it is likely to be subject to a flow path, and depths of flood water the functioning of the current drainage system within the site cannot be assumed.

A full assessment of the risks to the site has not been undertaken as it appears that the Environment Agency Website has been used to obtain the surface water maps - which states it should not be used for site specific flood risk assessments, and a more detailed understanding of the flow paths and depths of surface water is required.

A figure of attenuation is provided I am presuming this assumes a free draining system which may not be the case if the southern part of the site is overwhelmed. This amount of storage may therefore need to be revised. In addition a standard assumption of 5l/s in order for a self cleansing system is not appropriate, as there is only a risk of blockage where a treatment train approach has not been taken allowing debris to be removed prior to the location of any control device.

The analysis and assessment of different Sustainable drainage techniques that should be included on site and will be taken forward is inadequate.

- The ability to provide permeable paving is suggested to be considered at a later stage, as there is no information on site gradient provided.
- The considerations of 'living roof' is insufficient and does not provide justification for a green roof not to be included. The first flush of rainfall that a living roof retains is the most important.
- There is no consideration of Living walls particularly where play grounds are adjacent to roads it is vital to screen and provide wider benefits to reducing pollutants.

Where a site is so tightly constrained a more detailed plan of exactly what techniques can be used where and their contribution to the provision of the total attenuation is vital to ensure a suitable scheme is viable.

The attenuation required to ensure the site and the surrounding area is safe can be provided through the most sustainable design needs to be integrated in the urban design and planning at an early stage

and not worked in at the more detailed design stage once other principles and constraints have been established.

It is stated that "Storage will be provided for the 1 in 100 year plus 40% CC event. Storm events in excess of the 1 in 100 year plus 40% CC event should be permitted to produce shallow depth flooding within landscaped areas or car parking adjacent to an attenuation feature. Site levels should be designed to ensure that exceedance flooding is contained on site to eventually drain back into the drainage system"

Any exceedance flooding should be mapped and demonstrated is retained within the site.

It is noted that rainwater harvesting techniques could be incorporated within the final design, however this must be included at this stage of design in order to ensure they are designed in to the proposals and so can be implemented, as there appears no other reference to it elsewhere. This is particularly important on a site so tightly constrained as this one.

It is also noted that water efficient fixtures and fittings are to be used within the site.

It is also noted that a management and maintenance plan is submitted with the application however it only refers to permeable paving despite other elements being proposed within the site, (this should also include any drainage network and manholes) as the design is not yet finalised, this will have to be updated.

Officer comment:

Additional information has been submitted in respect of the proposed drainage strategy. This is currently under review and updated comments will be provided to Committee via the addendum.

EDUCATION

The Council subscribes to the Greater London Authority School Rolls Projection Service. Its forecasting model is robust, having been developed over many years. Hillingdon Council reviews the demand for school places every year and will refresh the annual forecast on the basis of changing patterns of demand and supply in the provision of school places, including changes in demand / supply from outside the Borough.

For primary place planning purposes, the Borough is divided into 14 areas. The Hillside schools fall into Primary Planning Area (PPA) 2, which borders Harrow and Hertfordshire. There are three other primary schools in PPA 2.

The pupil forecast for PPA 2 shows that from 2018, there will be a deficit in pupil places of 13. This increases to 94 by 2022/23.

Additional points of relevance:

- Although no actual deficit overall is shown for the 2016 and 2017 school years, it has been necessary to add 30 additional Reception places (1 class) at Hillside Infant in temporary accommodation for the current school year. This is because the number of Reception children requiring a school place in the area was higher at 'national offer day' than the number of places available in the area in existing Reception classes. This is also forecast to be the case in future years.
- Infant classes are legally subject to the class size limit of 30.
- All schools in the PPA are at capacity in some or all year-groups already.

Hillside is the only school site in the area at which it is feasible to expand provision. Expansion of 2

other schools, Frithwood Primary and Harlyn Primary, has already taken place and there is no scope for further expansion. The remaining school in the area (Holy Trinity) is on a very constrained site, too small for expansion to be feasible.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is an established educational facility which falls within the developed area as designated in the Hillingdon Local Plan. It does not fall in or adjacent to the Green Belt and does not comprise land designated as public open space. It has no other specific designations. Accordingly, the key issues pertaining to the principle of development relate to education and impact on the playing fields.

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."

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:

"The Government is firmly committed to ensuring there is sufficient provision to meet growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards. State-funded schools - which include Academies and free schools, as well as local authority maintained schools (community, foundation and voluntary aided and controlled schools) - educate the vast majority of children in England. The Government wants to enable new schools to open, good schools to expand and all schools to adapt and improve their facilities. This will allow for more provision and greater diversity in the state-funded school sector to meet both demographic needs and the drive for increased choice and higher standards."

It goes on to say that:

"It is the Government's view that the creation and development of state-funded schools is strongly in the national interest and that planning decision-makers can and should support that objective, in a manner consistent with their statutory obligations. We expect all parties to work together pro actively from an early stage to help plan for state-school development and to shape strong planning applications. This collaborative working would help to ensure that the answer to proposals for the development of state-funded schools should be, wherever possible, "yes."

The statement clearly emphasises that there should be a presumption in favour of the

development of schools and that "Local Planning Authorities should make full use of their planning powers to support state-funded schools applications."

Paragraph 72 of the NPPF reiterates the objectives set out in the DCLG Policy Statement on Planning for Schools Development. It clearly confirms that the Government attaches great importance to ensuring that a sufficient choice of school places are available to meet existing and future demand.

The Council's Education Team have provided a strong justification in terms of the future demand for the development. It is also noted that the NPPF and ministerial statement are strongly supportive of all educational provision and it is not therefore considered that it is necessary to establish a need for educational development under the current policy context. To the contrary the context is quite clear that all enhancements to educational provision are supported.

The proposal is considered to fully comply with this strong local, regional and national policy support for new, enhanced and expanded educational facilities. However, notwithstanding this, it should be noted that the proposed development would result in a loss of playing field

With regard to existing sports provision, aerial photos confirm that during summer months the existing playing field typically accommodates a straight running track, a round running track and two rounders pitches. During winter months it typically appears to accommodate one football pitch. The school site also accommodates two tarmac playgrounds marked out with netball markings. Their proximity to buildings and lack of appropriate fencing is not however ideal. There are also two small halls, but these offer very limited opportunity for sporting use due to their small sizes, low ceilings and locations central to the school, which means noise must be minimised so as not to disturb other teaching areas.

By comparison, the proposed scheme would provide a playing field which, with the exception of the round summer running track, could be laid out to accommodate the same size and quantum of pitches. A purpose built hall of sufficient size, height and layout to accommodate one badminton court and a purpose built MUGA capable of accommodating a range of sports, including two netball courts would also be provided. The existing Infant playground, which contains netball markings would be retained. Drainage improvements would also be made to the site to address existing problems of waterlogging to the playing field which restricts its use for much of the year. Accordingly, the proposals would, in effect, result in superior sports facilities to the existing through the provision of better drainage, a MUGA with an additional netball court and a purpose built sports hall, which would offer year-round use.

Despite this, Sport England have nevertheless raised objections to the application.

The Ministerial Statement is clearly an important material planning consideration. Given Sport England's objection it is necessary to understand the 'weighting' that should be given to this as a material planning consideration. Officers have undertaken a search of appeal decisions concerning new education developments that affect either playing fields or open space to understand how Planning Inspectors have interpreted the Ministerial Statement.

A search of a national appeals database identified 3 appeal cases where loss of open space or playing field was involved.

Where the schemes are of direct relevance is that in each case the decision maker had, in effect, to decide whether a clear education need outweighed other strong material planning considerations. All 3 appeals (namely the appeal by Chapel Street Community Schools Trust for a free school on open space in Oxfordshire, a new free secondary school by 'Great Schools for all Children' in Warrington on public open space involving the loss of a sports pitch and Poulton Church of England Primary and Nursery School's planning application in Poulton-Le-Flyde Lancashire which proposed modular buildings on urban open space) were allowed and significant weight was given by the appeal inspector to the education need in every case.

In the Warrington case (which is a 2014 case and therefore was based on the NPFF, Ministerial statement and most up to date national Planning Policies) the Council in refusing the planning application stated:

"The playing fields offer significant benefits to the local community due to the sports pitches available and their accessibility and close proximity to residents, community groups and schools."

Sport England did not object subject to,

"Conditions regarding the submission, agreement and implementation of a sports development plan and community use agreement, the details and specifications of the sports hall, changing rooms and artificial grass pitch and a scheme for the improvement of the remaining playing fields are required to ensure that there is sufficient benefit to the development of sport, suitable arrangements for community access and that the loss of the existing playing fields on the site is effectively mitigated."

It should be noted that Sport England therefore appear to have been satisfied that conditions could be used to address potential policy conflicts.

The Inspector in allowing the appeal stated;

"There are differing views as to the potential effects on existing schools and the justification for the proposed school in terms of the need to raise educational standards. What is clear however is that the proposal will create an additional school, increasing the number of school places available and creating greater choice and diversity for secondary education in the area. In the context of the Framework and the Ministerial Policy Statement, this constitutes a significant benefit that carries substantial weight."

It should be noted that the appeal was then called in by the Secretary of State who then confirmed that he agreed with the Inspector's original decision letter.

In the Poulton Church of England Primary and Nursery School case the Planning Inspector cites the text in the Ministerial statement which says that the development of state-funded schools is in the 'national interest' and that planning decision makers should support that objective, in a manner consistent with their statutory obligations. The Planning Inspector then openly criticises the Local Planning Authority in his decision letter for not giving sufficient consideration to the Ministerial Statement.

What these recent appeal cases show is that decision makers are expected to place substantial weighting on the Ministerial Statement and that it is a very important material

planning consideration. As such officers consider that the educational need argument outlined by the applicant with respect to Hillside Infant and Junior Schools should be given substantial weighting as a material planning consideration.

With specific regard to the loss of playing field, policies R4 and R5 of the Local Plan: Part 2 seek to resist their loss "unless adequate, accessible, alternative facilities are available."

Part B of London Plan policy 3.19 states:

"Development proposals that increase or enhance the provision of sports and recreation facilities will be supported. Proposals that result in a net loss of sports and recreation facilities, including playing fields should be resisted."

Sport England's Playing Field Policy - A Sporting Future for the Playing Fields of England, confirms 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 part of a playing field, unless one of five exceptions applies. Exceptions E4 and E5, quoted below, are considered to be most relevant to this application:

"E4 The playing field or playing fields, which would be lost as a result of the proposed development, would be replaced by a playing field or playing fields of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development."

"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 so as to outweigh the detriment caused by the loss of the playing field or playing fields."

Paragraph 74 of the NPPF reiterates the objectives set out in Sport England's Policy Statement. It confirms that sports and recreational buildings and land, including playing fields, should not be built on unless (amongst other criteria)

- i) 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
- ii) the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

The applicant's Planning Statement seeks to justify the development against the relevant policy criteria by demonstrating that there would in fact be no overall loss in quantity and a marked improvement in quality of sports facilities to be provided at the site.

In terms of quantity, in acknowledging that there would indeed be some loss of grass playing field resulting from the development, the applicant asserts that Sport England fails to give due weight to the benefits which would be brought about by improvements to the drainage of the playing field and to the provision of alternative sports provision through the construction of a sports hall and MUGA.

Officers noted on visiting the site both at pre-application stage and more recently once the application was submitted that the existing sports facilities are not without their own constraints. The existing playing field appears to suffer from poor drainage. This is backed up by Council records which confirm that surface water pooling is known to occur locally along Northwood Way, to the south of the school and to the north of the existing school building. Given the school's location on a hill and the higher level of land to the north and

east, this is unsurprising. Officers also noted that use of the existing tarmac playgrounds for sport was limited due to the lack of appropriate fencing and proximity to existing buildings and steps. Furthermore, the indoor spaces were sub-standard due to their small size and low ceilings.

It is considered therefore that the replacement sports facilities would be at least comparable, and arguably an improvement, in terms of quality and quantity of actual usable space.

The applicant contends that the only overall sporting loss over the existing would be the ability to mark out a round running track. The football pitch, rounders pitches and straight running track could all be reprovided. The benefits of the proposed improvements to the drainage and the provision of a purpose built MUGA, additional netball court and indoor sports hall, would improve the quantity and quality of sports provision on site and is of sufficient benefit to outweigh the loss of playing field.

The applicant argues that the proposed scheme fully complies with current planning policy, including Sport England's own guidance and Paragraph 74 of the NPPF, relating to the loss of playing fields in that the benefits of the proposed improvements to the drainage and the provision of a purpose built MUGA, additional netball court and indoor sports hall, improves the quantity and quality of sports provision on site such that it is of sufficient benefit to outweigh the loss of playing field.

Whilst every application must be assessed on its own merits, of note is also Sport England's approach to past applications. Officers are aware of several primary school sites within Hillingdon where Sport England have raised no objection to the provision of MUGAs on playing fields. Also of note is Sport England's more recent objection to loss of playing field at nearby Northwood School (application ref: 12850/APP/2014/4492), which was neither upheld by the GLA or the Secretary of State. It is difficult to argue that those decisions don't set at least some form of precedent.

Taking everything into consideration, including current planning policy wording at local, regional and national level, the applicant's and Sport England's arguments, it is very difficult to see how Sport England's objection could be upheld in this instance. The applicant has put forward a strong, well reasoned justification for the proposal and demonstrated that there would be no loss in overall sports provision in terms of quantity or quality. Accordingly, it is considered that the proposals do comply with current planning policy and that refusal on these grounds could not be justified.

Conclusion:

The proposal is considered to fully comply with current planning policy which seeks to support the improvement, enhancement and expansion of existing school sites. Notwithstanding Sport England's objection, the proposal is also considered to comply with current policy which allows the loss of existing playing fields, providing the loss resulting from the proposed development would be off-set by alternative facilities. Even if it could be argued that a loss in quantity of sports provision would occur, it is considered that this would be so negligible that it would not amount to such exceptional circumstances that it would outweigh the educational need for the development. It is also considered that Sport England fail to take fully into account the improvements to the quality of sports provision which would be provided across the site, contrary to their own policy requirements.

On the basis of the above, the proposal is considered to comply with current local, London Plan and national policies relating to educational provision and sports facilities and no objections are raised to the principle of the development, subject to the proposals meeting site specific criteria.

7.02 Density of the proposed development

The application relates to new educational development. Residential density is therefore not relevant to the consideration of this application.

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

The site does not fall within an Archaeological Priority Area and there are no Conservation Areas or Listed Buildings within the vicinity. However, the Hillside Northwood Hills Area of Special Local Character (ASLC) bounds the site to the east.

Given the significant set back of the proposed building from Northwood Way combined with screening which would be provided by the existing Children's Centre and existing and proposed tree planting, it is not considered that the development would have any significant detrimental impacts on the visual amenities of the ASLC. Matters relating to overall visual impact are discussed in more detail in part 7.07 of the report below.

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 within the vicinity of the application site.

7.07 Impact on the character & appearance of the area

Policies BE13 and BE19 seek to ensure that new development complements or improves the character and amenity of the area. The scale, bulk and siting of buildings are key determinants in ensuring that the amenity and character of an area is not compromised by new development.

The proposed building design respects the topography of the site, with this contributing significantly to its layout and height such that, although a small portion of the building would be three-storey's in height, this does not unacceptably add to its bulk, scale or mass such that it would be out of keeping with that of surrounding development. Indeed sections have been provided which demonstrate that the height of the proposed building would be comparable to that of two-storey properties in Townsend Way to the west.

The use of a simple material palette ensures a balance is struck between providing the building with some civic presence whilst also respecting the residential nature of the surrounding area. The use of London Stock brick and white render reflects building materials typical of the area, whereas the scale of the building and use of grey aluminium fenestration and red panels in the school colour, provide it with a civic presence appropriate for a school site.

The set back of the building and MUGA, which would be bounded in tall fencing, from the road, existing screening provided by the Children's Centre and existing and proposed tree planting further ensures that the building would not appear as an overly dominant feature which would be out of keeping with the character or appearance of the Northwood Way street scene and surrounding area. As such, the development is considered to comply with the above mentioned policies and would be visually acceptable in this location.

7.08 Impact on neighbours

Local Plan: Part 2 policies BE19, BE20, BE21 and BE24, in addition to the Council's Supplementary Planning Document on Residential Layouts, seek to safeguard residential amenity.

The Council's Supplementary Planning Document (SPD) on Residential Layouts states that in order to protect the daylight and sunlight available to adjoining properties, and to protect against potential over domination, a minimum distance of 15m should be maintained between adjoining two or more storey buildings. Furthermore, a minimum distance of 21m should be retained between facing habitable room windows in order to ensure there is no unacceptable overlooking.

The nearest residential properties would be located in Townsend Way approximately 35m away to the west of the rear elevation of the proposed building. Given this distance, which exceeds minimum Council guidelines, in addition to proposed boundary planting, it is not considered that the development would have any significant detrimental impact on residential amenity.

7.09 Living conditions for future occupiers

This consideration relates to the quality of residential accommodation and is not applicable to this type of development. However, it is considered that the proposed development, which has been designed to accord with Department for Education standards, would provide an appropriate environment for the future staff and pupils.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Local Plan: Part 2 policies AM2 and AM7 seek to safeguard highway and pedestrian safety and ensure that developments do not have an adverse impact on the surrounding highway network. Policies AM14 and AM15 seek to ensure appropriate levels of car parking are provided.

A Transport Assessment, accompanied by a Travel Plan, has been submitted in support of the application.

The proposals seek to expand both the Infant and Junior Schools from 2FE to 3FE. Total pupil numbers would increase from 459 to 675 (including nursery) and staff numbers would increase from 53 (full time equivalent (FTE)) to 78 FTE, representing increases of 216 and 25 respectively.

Currently staff parking only is provided on site. Visitors and parents are required to use on-street parking available along local roads. The proposals seek to increase the number of on-site car parking spaces from 29 to 37. Furthermore, facilities for the storage of up to 40 cycles and scooters would also be provided.

No reference is made to the provision of electric vehicle charging points in the submission. In accordance with London Plan requirements 20% (10% active and 10% passive) of spaces should be served by electric vehicle charging points. This would be required by way of condition..

A new access/egress would be created onto Northwood Way to enable the creation of a drop-off/pick-up area for parents. This would operate as a one way system and provide an area where vehicles can pull off the road and stop for short periods of time to drop-off/pick-up their children, who can be greeted by staff here and escorted directly into the school. As the majority of staff would arrive before and depart later than pupils there should be limited

conflict between the different users of the car park. However, a car park management plan would be required by way of condition should approval be granted to ensure the safe and efficient operation of the car park and drop-off/pick-up area. Notably, the Junior School Chair of Governors acknowledges the need for the school to carefully manage the facility in her comments on this application above.

Residents' scepticism over the benefits of the drop-off/pick-up facility are noted. Site constraints are such that it would not be possible to provide a larger facility. Whilst it is acknowledged that the facility, which has been the subject of pre-application discussions, would not have capacity to remove all traffic from the road, it seeks to help to ease some of the congestion immediately in front of the school at peak times, and is supported by the Council's Highway Engineers.

Based on current trip generation data, the Transport Statement suggests that traffic levels will increase on the surrounding roads by as many as 235 two way trips in the morning arrival and evening departure hours. However, it concludes that whilst this will create an increased demand for short-term parking in the surrounding roads, providing appropriate mitigation measures are put in place through the adoption of a robust school Travel Plan, there is ample capacity to cope with this within a short distance of the school.

Congestion associated with schools only typically occurs for relatively short periods of time during peak drop-off and pick-up times for the school and traffic disperses relatively quickly. Accordingly, it is not considered that the scheme would result in such a significant impact on the surrounding highway network that refusal could be justified. Whilst it is acknowledged that congestion along Northwood Way increases at peak pick-up and drop-off times, notably there is ample capacity within the surrounding area, a short walk away from the school. The proposed drop-off/pick-up facility will help remove some short term demand from the highway network and the Travel Plan will assist in spreading the peak demand period and encouraging use of more sustainable modes of transport.

In terms of staff travel this is unlikely to occur during peak times as the majority of staff arrive before and depart after peak pupil start/finish times. Accordingly, it is not considered that the additional trips generated by staff would lead to a significant demand for additional parking or have any significant impact on the highway network.

It is not considered that the proposed development would have such a detrimental impact on the local highway network that refusal could be justified, providing a robust school travel plan is provided to encourage the use of more sustainable modes of transport to/from school. This would be required by way of condition should approval be granted. Notably, the Council's Highway Engineer has raised no objections to the proposed development.

7.11 Urban design, access and security

- Urban Design

This issue has been addressed in part 7.07 of the report. Taking into consideration the site constraints and the character and appearance of the surrounding area, the size, scale, height and design of the proposed development is considered to be visually acceptable in this instance.

- Security

The submitted Design and Access Statement confirms that security has been carefully considered by the applicant to ensure that a secure and welcoming environment is provided

for pupils, whilst limiting opportunities for trespassing and vandalism.

It demonstrates that daytime and out of hours security has been carefully considered and that a series of measures would be employed to ensure a safe and secure environment is retained. It confirms that access controlled entry would be provided and that the design has sought to avoid isolated alcoves around the building perimeter or areas where passive supervision would be limited. It confirms that the new building would adhere to the principles of Secure by Design and that the following measures would be incorporated:

- The existing boundary fence will be retained. Where damaged or ineffective due to adjacent property/trees, this will be reviewed and amendments made accordingly to reinstate it;
- Lockable gates will be provided where appropriate;
- CCTV to cover new pedestrian and vehicular access points to both principal boundaries. Further CCTV will be provided in the ground floor common areas linked to the main alarm system;
- Appropriate zoning for site / building lock down for out of 24 hours community use;
- Windows and doors are to be designed in accordance with SBD principles;
- New intruder alarm system to be provided and will be linked to the existing School alarm system.

The Metropolitan Police Designing Out Crime Officer has raised no objections subject to a condition requiring the development to adhere to Secure by Design principles.

7.12 Disabled access

The Council's Access Officer initially objected to the scheme due to an originally proposed long and convoluted access route for disabled users, the failure to provide a direct access to lifts within the building from the car park and the lack of hygiene room.

In light of these concerns and following negotiation with the Access and Urban Design Officers amended plans were provided to address these issues. A shallow gradient access ramp would now provide the main access to the building for all users. This would provide direct access from the drop-off and pick-up zone, which would lead directly to the main school entrance.

The applicant investigated the possibility of relocating the main entrance and also providing a direct pedestrian access route into the building from the car park, where users could in turn then access the lift. However, due to the requirement to minimise the footprint of the building combined with ensuring as efficient as possible internal layout was provided, capable of meeting the school's operational requirements, this was not possible. As a compromise it is proposed to provide an external platform lift from the car park to the main entrance.

The amended plans indicate that a hygiene room would be provided at ground floor level. The Access Officer has verbally confirmed that this can also serve as the medical room.

The Design and Access Statement has been updated to reflect the above amendments. It also confirms that the development will fully comply with Part M of the Building Regulations and BS8300.

Whilst ideally an accessible entrance into the building should be provided from the car park, taking into consideration the site constraints, the provision of an external platform lift and the

amendments which have been made to the ramp are considered to strike an acceptable compromise. Accordingly, it is considered that the amended proposals satisfactorily overcome the Access Officer's initial concerns and it is not considered that refusal could be justified on grounds of accessibility.

7.13 Provision of affordable & special needs housing

Not applicable to this type of development.

7.14 Trees, landscaping and Ecology

The NPPF states that development proposals should seek to respect and retain, where possible, existing landforms and natural features of development sites, including trees of amenity value, hedges and other landscape features. It states that development should make suitable provision for high quality hard and soft landscape treatments around buildings. Landscape proposals will need to ensure that new development is integrated and positively contributes to or enhances the streetscene. In addition, proposals should seek to create, conserve or enhance biodiversity and improve access to nature by sustaining and, where possible, improving the quality and extent of natural habitat enhancing biodiversity in green spaces and among developments. Local Plan: Part 2 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 existing school site is characterised by its tiered nature, associated with the change in levels across the site, and lines of mature trees, notably to the north and south of the car park and around the site boundaries. Those forming a row to immediately to the north of the existing school building provide a particularly striking feature and would be retained. Those to the east of the playing field are also of high amenity value, enhancing the visual amenity of both the school site and the adjoining ASLC. Most of these would also be retained.

Several 'A' and 'B' grade trees or groups of trees would be removed to facilitate the development. These are predominantly located in a row immediately to the south of the existing playing field. Whilst this is regretful, those trees are located relatively centrally to the school site and, therefore, their wider amenity value as viewed from outside the school site is less than that provided by those around the site boundaries.

Pre-application discussions took place regarding the scheme and, although not made clear in the Design and Access Statement, officers are aware that a range of site layout options, aimed at minimising the impacts of the development, were considered.

Replacement planting would be provided, predominantly by way of boundary planting but also through replacement planting to the north of the proposed car park.

Given the very strong educational need for the development and replacement planting proposed, the proposed tree loss is, on balance, considered to be justifiable in this instance. Notably, the Council's Trees/Landscape Officer has raised no objections on this basis, subject to standard landscaping conditions requiring the submission of full details of tree protection and a comprehensive landscape scheme.

In terms of ecological impacts, an Ecological Appraisal and a Bat Building and Tree Inspection Report has been submitted in support of the application. These confirm that there are no protected species present on site. However, given the tree loss proposed, a range of ecological enhancements are recommended in the reports to ensure that biodiversity features and enhancement of opportunities for wildlife are provided. Although no details

plans have been provided at this stage, the applicant has confirmed their commitment to taking on board the recommendations of the reports in their Design and Access Statement. On this basis, the Council's Sustainability Officer has confirmed that no objections are raised subject to a condition to require full details of the ecological enhancements proposed.

7.15 Sustainable waste management

The plans indicate that refuse storage facilities would be provided within an accessible location. The proposed facilities are considered to be acceptable in the location shown and full details would be required by way of condition should planning permission be granted. Notably, the Council's Waste Manager has raised no objections to the proposals. However, it should be noted that the schools ultimately have discretion over which waste management methods are used on site.

7.16 Renewable energy / Sustainability

Policy 5.2 of the London Plan 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 35% target reduction in carbon dioxide emissions will be achieved from 2013 Building Regulations, where feasible.

In accordance with this policy the applicant has submitted an Energy Statement to demonstrate how the London Plan objectives will be met. In addition to energy efficient building measures such as ensuring the building will be well insulated, use of high efficiency boilers, energy efficient lighting, natural ventilation, etc, photovoltaic panels would be provided to provide a portion of the site's energy needs through the use of a renewable energy.

These measures would achieve a 36% reduction in carbon dioxide emissions above Part L of the Building Regulations in compliance with London Plan requirements. The Council's Sustainability Officer has notably raised no objections to the details submitted.

7.17 Flooding or Drainage Issues

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 and that developments should aim to achieve green-field run-off rates. Policy 5.15 goes on to confirm that developments should also minimise the use of mains water by incorporating water saving measures and equipment.

The site does not fall within a flood zone or critical drainage area, although surface water pooling is known to occur along Northwood Way, to the south of the site and within parts of the site. In accordance with London Plan policy a Flood Risk Assessment & Drainage Strategy has been provided.

This makes a number of recommendations regarding potential sustainable drainage measures which could be incorporated including the provision of permeable paving, below ground cellular storage, rainwater harvesting. However, it is not clear from the information provided which of these measures would be incorporated or whether they are feasible. The Council's Flood and Water Management Officer has objected to the scheme on this basis.

At the time of writing this report details of additional surveys have been provided to demonstrate that a suitable drainage strategy could be provided on site. These are currently under consideration and updated comments will be reported to Committee via an addendum sheet following the Flood and Water Management Officer's detailed assessment of the

additional information provided.

7.18 Noise or Air Quality Issues

Air quality

It is not considered that the proposed development would lead to such an increase in traffic over and above its existing consented use that it would have a significant impact on local air quality. Notably, officers in the Council's Environmental Protection Unit have raised no objections on these grounds.

Noise

This is an existing school site and, whilst the layout of the development would change, it is not considered that this would result in any significant increase in noise levels such that refusal could be justified.

7.19 Comments on Public Consultations

The objections raised by residents predominantly relate to concerns over traffic, parking and congestion. These have been addressed in the body of the report. Notably, the Council's Highway Engineer has raised no objections on these grounds.

Concerns regarding the impacts of construction are also noted. A condition would be attached, should approval be granted, requiring the submission of a Traffic Management Plan to ensure highway and pedestrian safety is maintained throughout the construction period. Concerns regarding the the potential presence of asbestos within the existing building are also noted. The safe handling of asbestos would be governed by Environmental Health rather than Planning legislation. A relevant informative would be attached should approval be granted.

Residents' concerns over the shortcomings of the existing external spaces are also acknowledged. Internal and external refurbishment works to existing spaces do not require planning permission. However, it is understood that the applicant is working in close liaison with the school to ensure priority works can be undertaken in and around the existing building.

7.20 Planning obligations

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

In this instance no off-site mitigation works are proposed. The requirement for a Travel Plan can be secured by way of planning condition.

Notably, 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

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 proposed development is considered to fully comply with local, regional and national planning policies relating to the provision of new and/or enhanced educational facilities. Furthermore, despite Sport England's objection, the development would notably provide alternative sports provision through the creation of a MUGA and indoor hall, and other enhancements including drainage improvements to the playing field, which are considered sufficient to outweigh the loss playing field. It is also considered that, on balance, the educational need for the development outweighs any impact the development might have on sports provision.

It is not considered that the proposed development would result in an unacceptable visual impact on the visual amenities of the school site or on the surrounding area. The proposal would not have any significant detrimental impact on the amenities of the occupiers of neighbouring residential units and it is not considered that the development would lead to such a significant increase in traffic and parking demand that refusal could be justified on highway grounds.

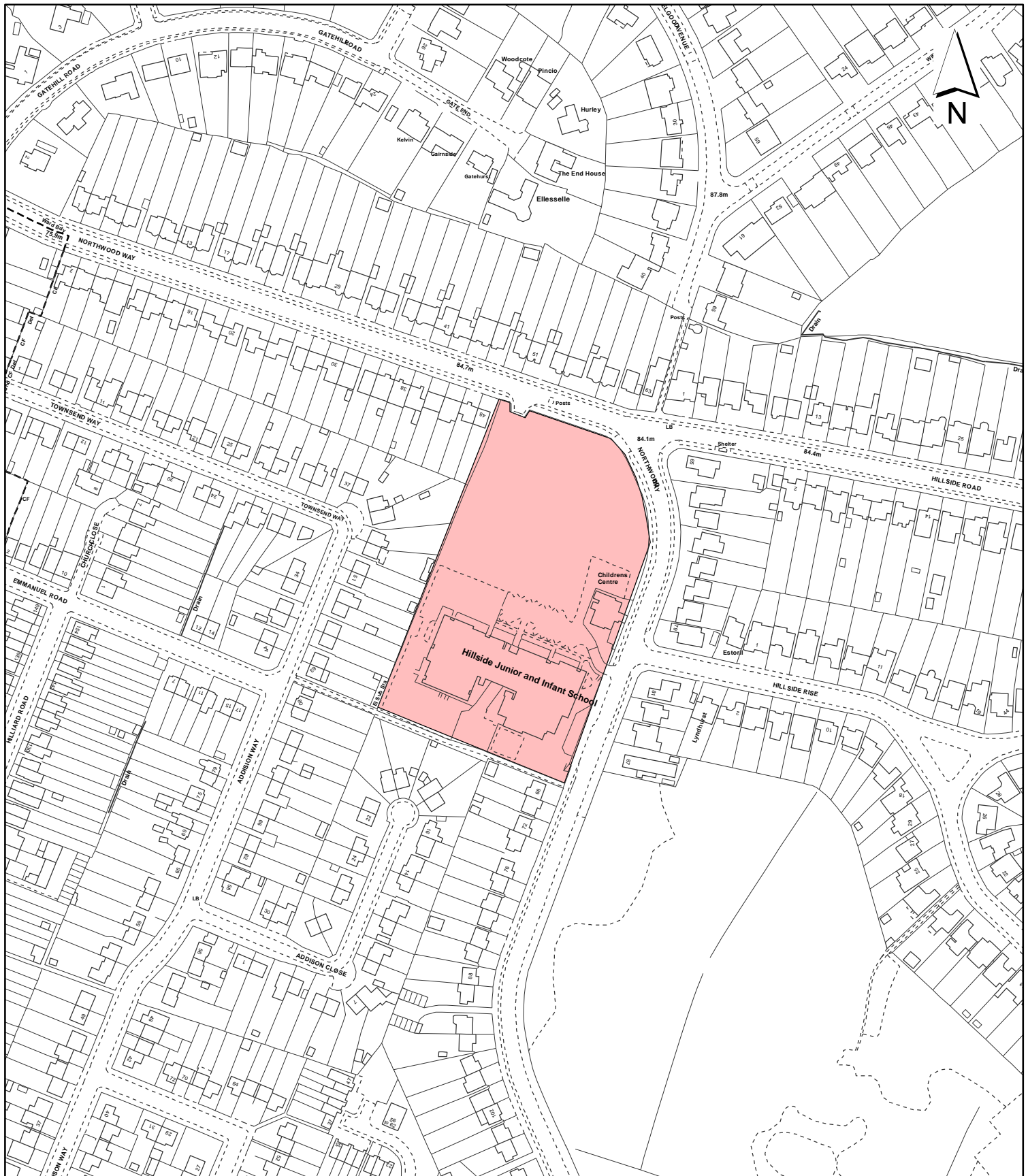
The proposal is considered to comply with relevant Local Plan and London Plan policies and, accordingly, approval is recommended, subject to referral of the scheme to the Secretary of State.

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 (2015)
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
Hillingdon Supplementary Planning Document - Planning Obligations

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Notes:

 Site boundary

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Site Address:

Hillside Junior & Infant School

Planning Application Ref:

18495/APP/2016/3957

Planning Committee:

Major

Scale:

1:2,500

Date:

January 2017

LONDON BOROUGH OF HILLINGDON

Residents Services Planning Section

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HILLINGDON
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