

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

- Address** VYNERS SCHOOL WARREN ROAD ICKENHAM
- Development:** Extension to sports hall to create a new two-storey teaching block comprising classrooms, dining room, library, admin space and ancillary facilities; provision of new All Weather Pitch (AWP); reconfiguration of parking layout and reversal in direction of existing vehicular one-way system; increased cycle parking; landscaping; creation of off-site cricket run; and associated development.
- LBH Ref Nos:** 4514/APP/2017/1771
- Drawing Nos:** Design & Access Statement v.4, prepared by CallisonRTKL dated 12/07/17  
A-10000 (Existing Site Location Plan)  
21573\_06\_180\_01.1 (Basement Layout Plan)  
21573\_06\_180\_01.6 (Elevations)  
21573\_06\_180\_01.4 (1st Floor Layout Plan)  
21573\_06\_180\_01.2 (Ground Floor Layout Plan)  
21573\_06\_180\_01.3 (Mezzanine Layout Plan)  
21573\_06\_180\_01 (Reference Plan)  
21573\_06\_180\_01.5 (2nd Floor Layout Plan)  
A-10002 (Topographical Site Plan)  
A-12001 Rev.F (Proposed Ground Floor Plan)  
A-12002 Rev.F (Proposed First Floor Plan)  
A-12003 Rev.F (Proposed Second Floor Plan)  
A-20101 (Proposed Large Scale Elevations Coloured)  
A-20102 (Proposed Courtyard Elevations Coloured)  
A-20103 (Proposed Site Elevations Coloured)  
E/A0 (Topographical Survey)  
M292-100 Rev.P2 (Illustrative Landscape Plan Sheet 1 of 2)  
M292-101 Rev.P1 (Illustrative Landscape Plan Sheet 2 of 2)  
A-10004 (Proposed Site Location Plan)  
A-12008 (Proposed Roof Plan)  
Noise Survey (ref: PC-16-0316-RP1-V), prepared by Pace Consult dated 20/02/17  
Phase 2 Report on a Site Investigation (ref: 17/10909/A/GO), prepared by Albury S.I. Ltd, dated March 2017  
Archaeological Desk-Based Assessment, prepared by AOC Archaeology Group, dated January 2015  
Planning Statement, prepared by Batcheller Monkhouse dated May 2017  
External Lighting Strategy Report, prepared by Arcadis dated April 2017  
Transport Assessment, prepared by Local Transport Projects dated July 2017  
Travel Plan, prepared by Local Transport Projects dated July 2017  
V-A-30005 (Astro Pitch: Fence arrangement & spec; cricket strip sepcs)  
A-10005 Rev.A (Proposed Site Block Plan)  
12306A\_CCTV (Underground CCTV Survey)  
Air Quality Assessment v.1, prepared by Aether dated 20/04/17  
Energy Statement, prepared by Arcadis dated April 2017  
Bat Emergence/Re-entry and Activity Survey Report, prepared by EPR dated March 2017

Arboricultural Constraints Report, prepared by SES dated 02/03/15  
Advice Note, prepared by EPR dated 16/03/17  
Woodland Survey and Nature Conservation Assessment, prepared by EPR dated March 2017  
Bat Building and Tree Inspection Report, prepared by EPR dated March 2017  
CCTV Report, prepared by Amethyst Surveys Limited dated February 2017  
Ecological Appraisal, prepared by EPR dated March 2017  
Arboricultural Impact Assessment, prepared by SES dated 06/03/17  
Tree Protection Plan

<b>Date Plans Received:</b>	15/05/2017	<b>Date(s) of Amendment(s):</b>	05/07/2017
<b>Date Application Valid:</b>	24/05/2017		24/05/2017
			15/05/2017

## 1. SUMMARY

This application seeks full planning permission for works associated with the expansion of Vyners School in Ickenham. The proposals involve the provision of a two-storey extension to the existing sports hall, which would also link to the existing art/DT block, located towards the eastern end of the existing developed area of the site. This would provide new teaching space and associated facilities, including replacement sports hall storage. The proposals also include the provision of a new All Weather Pitch (AWP); reinstatement of an existing cricket wicket on land owned by the school at Hillingdon House Farm on the far side of the A40 and accessed via an existing footbridge; re-organisation of the existing car parking arrangements; provision of additional cycle parking spaces; and ancillary development.

The proposals would enable the expansion of the school from six forms of entry (6FE) to eight forms of entry (8FE) allowing them to cater for a total of 1451 pupils (including sixth form).

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 impact of these factors has, to date, mainly been felt in primary age groups. Many primary schools have already expanded and three new primary schools have been built. However, these larger pupil cohorts are now approaching secondary school age.

Historically, there has been some capacity in the system at secondary level. However, this 'excess' capacity is reducing as pupil numbers increase and is now approaching the point where demand will outstrip capacity. Between 2017 and 2023, the number of pupils needing Year 7 (secondary admission year) places in Hillingdon schools is forecast to increase by 17%. Data on place offers for September 2017 admission shows nearly all schools at, or close to, capacity.

The applicant has advised that there is a forecast need for 8 new forms of entry for

secondary schools by the 2019 school year across the borough taking into account committed development at Abbotsfield and Swakeleys Schools.

For secondary school planning purposes, the borough is divided into two geographical areas broadly north and south of the A40. Most of the 8 form entry requirement for 2019 is based in the north of the borough, although there is also a rising requirement within the south.

To meet this need, additional places will need to be provided. However, within the overall increase in demand, there is also a need to ensure that there are sufficient places in each area so that pupils can be offered places within a reasonable travelling distance of their homes. Vyners is considered to be ideally placed to help meet this need.

The proposal fully complies with the aims of paragraph 72 of the National Planning Policy Framework (NPPF), London Plan policy 3.18 and Local Plan: Part Two policy R10, which seek to encourage the provision of new and/or enhanced educational facilities. Furthermore, whilst it would inevitably impact on the openness and visual amenity of the Green Belt in this location, the applicant has demonstrated a case of very special circumstances sufficient to justify an exception to current policy, which seeks to protect such land from unacceptable development. The proposal is therefore also considered to accord with the objectives of policy EM2 of the Local Plan: Part 1, policy OL1 of the Local Plan: Part 2, policy 7.16 of the London Plan and paragraph 89 of the NPPF, relating to development in the green belt.

Whilst the proposal would result in some loss of playing field, it is considered that the provision of alternative high quality sporting facilities and improvements to off-site sports facilities would be of sufficient benefit to both school and community sports provision so as to outweigh this loss, such that the proposals would not be contrary to policies which seek to preserve existing playing fields and sports facilities, including Local Plan: Part 1 policy EM5, Local Plan: Part 2 policy R5, London Plan policy 3.19 and NPPF paragraph 74 and Sport England's Playing Field Policy - A Sporting Future for the Playing Fields of England.

Sport England have nevertheless sent a holding objection pending assessment of additional information. Sport England have requested detailed plans to show the specification of the proposed AWP with a strong suggestion that the final proposal should be heavily influenced by football and rugby standards; they have sought clarification over the proposed cricket provision; and they have requested justification for the absence of floodlights from the proposals. This information has been provided and Sport England's final comments are awaited at the time of writing. For the purposes of this report, and based on past comments received from Sport England to comparable schemes, it has been assumed that this objection will remain. An update will be provided by way of a Committee Addendum. Should Sport England maintain its objection and should Members be minded to approve planning permission the scheme would be referable to the Secretary of State for Communities and Local Government.

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 properties.

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.

Objections to the proposed drainage strategy have been raised by the Council's Flood and Water Management Officer on the basis that insufficient information has been provided at this stage to demonstrate that the proposed scheme would be feasible. Negotiations are ongoing between officers and the applicant to resolve this issue and this is reflected in the recommendation in part 2 of this report.

It should be noted that the scheme is referable to the Greater London Authority (GLA) due to its location in the green belt. The majority of matters which have been raised in the GLA's Stage One comments are addressed through the body of this report or by way of condition or S106 agreement. Where matters have not been fully addressed additional information has been sought from the applicant. However, notably, no significant issues have been raised.

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 resolution of the drainage matters to the satisfaction of the Council's Flood and Water Drainage Officer, and subject to the appropriate referral to the Greater London Authority and, if necessary, 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. Resolution of the drainage matters to the satisfaction of the Council's Flood and Water Management Officer.**

**B. That the application be referred to the Mayor under Article 3 of the Town and Country Planning (Mayor of London) Order 2000.**

**C. That, if Sport England object, the application be referred to the Secretary of State in accordance with the Town and Country Planning (Consultation) (England) Direction 2009.**

**D. That should the Secretary of State not call in the application, and subject to the Mayor of London not directing the Council under Article 5 of the Town and Country Planning (Mayor of London) Order 2000 to refuse the application or that he wishes to act as the determining authority, the application be deferred for determination by the Head of Planning and Enforcement under delegated powers.**

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

**1. Construction Training: Either a contribution equal to the formula (£2,500 for every £1m build) or an in-kind training scheme equal to the financial contribution delivered during the construction period of the development with the preference being for an in-kind scheme to be delivered. A contribution towards co-ordinating costs may also be required.**

**2. Travel Plan:** Prior to first occupation of the extension a full travel plan to be submitted to and approved in writing by the Council. Thereafter the Travel Plan is required to 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 trigger points for review shall be agreed in writing by the Council. The Travel Plan shall include regular review of cycle parking provision and a commitment to the installation of additional spaces should demand dictate. A Travel Plan bond in the sum of £20,000 is also to be secured.

**3. Community Use Agreement:** Prior to occupation of the extension a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of hours of use, access to the grass pitches, all weather pitch (including WCs and changing rooms) by non-school users, management responsibilities and include a mechanism for review. The approved scheme shall be implemented upon commencement of use of the development.

**4. TfL bus contribution:** A contribution towards the provision of additional bus services, the final figure to be agreed through negotiation with TfL.

**5. Off site drainage improvements:** Delivery of a scheme to deliver offsite drainage improvements to existing football pitches located at Hillingdon House Farm, to the east of the athletics track. Alternatively, a financial contribution towards the provision of such improvements. The scheme or figure to be agreed through negotiation with the Council's Green Spaces and Special Projects Teams.

**6. Project Management & Monitoring:** A contribution equal to 5% of the total cash contributions secured to enable the management and monitoring of the resulting agreement.

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

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

**H.** That, if the S106 agreement has not been finalised within six months, under the discretion of the Head of Planning and Enforcement, the application is refused under delegated powers on the basis that the applicant has refused to address planning obligation requirements.

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

**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 listed below and it shall thereafter be retained/maintained for as long as the development remains in existence:

A-10000 (Existing Site Location Plan)  
A-10002 (Topographical Site Plan)  
A-10004 (Proposed Site Location Plan)  
A-10005 Rev.A (Proposed Site Block Plan)  
21573\_06\_180\_01 (Reference Plan)  
21573\_06\_180\_01.1 (Basement Layout Plan)  
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A-12002 Rev.F (Proposed First Floor Plan)  
A-12003 Rev.F (Proposed Second Floor Plan)  
A-12008 (Proposed Roof Plan)  
A-20101 (Proposed Large Scale Elevations Coloured)  
A-20102 (Proposed Courtyard Elevations Coloured)  
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E/A0 (Topographical Survey)  
M292-100 Rev.P2 (Illustrative Landscape Plan Sheet 1 of 2)  
M292-101 Rev.P1 (Illustrative Landscape Plan Sheet 2 of 2)  
V-A-30005 (Astro Pitch: Fence arrangement & spec; cricket strip specs)

**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 be carried out in accordance with the following supporting plans and/or documents:

Design & Access Statement v.4, prepared by CallisonRTKL dated 12/07/17  
Noise Survey (ref: PC-16-0316-RP1-V), prepared by Pace Consult dated 20/02/17  
Phase 2 Report on a Site Investigation (ref: 17/10909/A/GO), prepared by Albury S.I. Ltd, dated March 2017  
Archaeological Desk-Based Assessment, prepared by AOC Archaeology Group, dated January 2015  
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Bat Emergence/Re-entry and Activity Survey Report, prepared by EPR dated March 2017  
Arboricultural Constraints Report, prepared by SES dated 02/03/15

Advice Note, prepared by EPR dated 16/03/17  
Woodland Survey and Nature Conservation Assessment, prepared by EPR dated March 2017  
Bat Building and Tree Inspection Report, prepared by EPR dated March 2017  
Ecological Appraisal, prepared by EPR dated March 2017  
Arboricultural Impact Assessment, prepared by SES dated 06/03/17

Thereafter the development shall be retained/maintained in accordance with these details 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).

**5 COM6 Levels**

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

**REASON**

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**6 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) and Policy 7.13 of the London Plan (2016).

**7 COM8 Tree Protection**

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

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise

agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

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

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

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

#### REASON

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

### **8 COM9 Landscaping (car parking & refuse/cycle storage)**

Within three months of the date of this consent or within three months of the commencement of works on site, whichever is the later, 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 Covered and secure cycle storage for 166 bicycles
  - 2.c Means of enclosure/boundary treatments
  - 2.d Car Parking Layouts (including provision for 2 disability standard spaces, 5 motorcycle parking spaces and demonstration that 20% of all parking spaces will be served by electrical charging points (10% to be active and 10% to be passive)
  - 2.e Hard Surfacing Materials
  - 2.f External Lighting (excluding floodlighting)
  - 2.g Other structures (such as play equipment and furniture)
3. Details of Landscape Maintenance
  - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
  - 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
4. Schedule for Implementation
5. Other
  - 5.a Existing and proposed functional services above and below ground
  - 5.b Proposed finishing levels or contours



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

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the green belt and surrounding area and provide adequate facilities in compliance with policies OL2, BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (2016).

#### **9 COM10 Tree to be retained**

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

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

#### REASON

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

#### **10 NONSC Ecological enhancements**

Prior to commencement of development an ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly detail measures to promote and enhance wildlife opportunities within the landscaping and the fabric of the buildings. These shall include, but not be limited to, bat and bird boxes, habitat walls and a range of plants to encourage and support wildlife. The scheme shall aim to include an area of land dedicated to wildlife habitat. The development must proceed in accordance with the approved scheme.

#### REASON

To ensure the development contributes to ecological enhancement in accordance with Policy EM7 of the Local Plan: Part One Strategic Policies and Policy 7.28 of the London Plan (2016).

#### **11 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 excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2016) Policies 7.1 and 7.3.

#### **12 NONSC PV details**

Prior to the commencement of development full details (including specifications) of the photovoltaic (PV) panels as required by the Energy Assessment (Arcadis April 2017) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the type of PVs, the specifications, and the fixing mechanism and angles to the roof. Elevations and roof plans clearly showing the inclusion of the PVs shall also be included. The development must proceed in accordance with the approved details.

#### Reason

To secure the CO2 reductions set out in the Energy Assessment in compliance with London Plan (2016) Policy 5.2.

#### **13 COM16 Scheme for site noise control**

The development shall not begin until a scheme which specifies the provisions to be made for the control of noise from the All Weather Pitch from the site has been submitted to and approved in writing by the Local Planning Authority. In particular the scheme shall consider where noise reduction fencing should be installed to reduce noise around goal areas for hockey and football.

The scheme shall include such combination of physical, administrative measures, noise limits and other measures as may be approved by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

#### REASON

To safeguard the amenity of the surrounding area in accordance with policies OE1 and OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **14 COM17 Control of site noise rating level**

The rating level of noise emitted from any plant and/or machinery installed 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 policies OE1 and OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **15 NONSC Internal noise**

The scheme shall meet acceptable internal noise design criteria to guard against external noises as set out by BS 8233: 2014 - Guidance on sound insulation and noise reduction for buildings.

#### REASON

To ensure that the occupiers of the proposed development are not adversely affected by external noise sources in accordance with policy OE5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **16 NONSC Car Park Management Plan**

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 for all car parks across the site; security measures; any parking management equipment such as barriers/cones, etc; and how this shall be reviewed on an ongoing basis to ensure spaces are allocated to those in greatest need of a parking space and sustainable travel is encouraged.

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

The car parks must be provided and made available for use 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 Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policies 6.1 and 6.3.

#### **17 NONSC Delivery and 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:

- i) rationalise the number of delivery and servicing trips, particularly during peak traffic periods, with the aim of reducing the impact of residual freight activity;
- ii) ensure there is provision of adequate loading facilities;
- iii) ensure that the delivery space and time is actively controlled through a site booking plan;
- iv) Provide details of measures which will be implemented to reduce neighbourhood impacts.

Operators should also be able to demonstrate their sustainability through membership of the Freight Operators Recognition Scheme (FORS) or similar.

#### 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 Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 6,14 of the London Plan (2015).

#### **18 NONSC Construction Logistics Plan**

Prior to the commencement of development a Construction Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. This plan shall consider the cumulative impacts of construction traffic and provide details of likely construction trips generated, and mitigation proposed. Details should include;

- i) site access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours),

- ii) booking systems,
- iii) construction phasing,
- iv) vehicular routes,
- v) scope for load consolidation in order to reduce the number of road trips generated,
- vi) measures to improve safety to vulnerable road users'
- vii) measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities),

The CLP would also need to take account of construction of other developments in the area.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

#### REASON

To reduce the impacts of construction on the surrounding highway network and to safeguard the amenity of surrounding areas in accordance with Policies OE1 and AM2 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 6,14 of the London Plan (2015).

#### **19 NONSC Aracheological requirements**

No development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

#### REASON

To accord with Policy BE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), because heritage assets of archaeological interest may survive on the site and because the planning authority wishes to secure the provision of appropriate archaeological investigation including the publication of results.

#### **20 NONSC Changing Places condition**

The proposed Hygiene Room shall be fitted in accordance with the exact specifications of a 'Changing Places' cubicle.

## REASON

To ensure fully accessible facilities are provided in accordance with policy 7.2 of the London Plan (2016).

### **21 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.

## 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 (2015) and national guidance.

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
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.
EC3	Potential effects of development on sites of nature conservation importance
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
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
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
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 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.15	(2016) Water use and supplies
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 5.3	(2016) Sustainable design and construction
LPP 5.7	(2016) Renewable energy
LPP 6.1	(2016) Strategic Approach
LPP 6.13	(2016) Parking
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.16	(2016) Green Belt
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.2	(2016) An inclusive environment
LPP 7.21	(2016) Trees and woodlands
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 8.2	(2016) Planning obligations
NPPF	National Planning Policy Framework

**3            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.

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

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

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

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

**6            112                    Notification to Building Contractors**

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

**7            115                    Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit

([www.hillingdon.gov.uk/noise](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

## **8 119 Sewerage Connections, Water Pollution etc.**

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

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

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

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

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

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

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

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

- The Disability Discrimination Act 1995. Available to download from [www.opsi.gov.uk](http://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](http://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](http://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](http://www.drc-gb.org).



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

## 10

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

- a) The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.
- b) Fixtures, fittings and furnishings, particularly hard materials should be selected to ensure that sound is not adversely reflected. The design of all learning areas should be considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009+A1:2010, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.
- c) Care should be taken to ensure that the internal decoration achieves a Light Reflectance Value (LRV) difference of at least 30 points between floor and walls, ceiling and walls, Including appropriate decor to ensure that doors and door furniture can be easily located by people with reduced vision.
- d) Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.
- e) Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.
- f) Flashing beacons/strobe lights linked to the fire alarm should be carefully selected and installed to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

## 11

Thames Water have advised as follows:

### 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 proposes to discharge to 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.

### Water 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.

## 12

With regard to condition 19 (archaeological requirements) you are advised as follows:

Written schemes of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

The archaeological fieldwork should comprise the following:

#### Evaluation

An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (predetermination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted.

In this case trial trenching on the locations of the extension and new All Weather Pitch would satisfy stage 1 of the condition with further investigation following under stage 2 if significant remains are found.

#### 13

You are advised that full planning permission would be required for the installation of any floodlighting at the site.

#### 14

With regard to condition 8 (landscaping) the Council's Access Officer has advised that full details of the pathway leading to the All Weather Pitch must be provided. Whilst the use of compacted gravel is acceptable in principle, the use of this and similar loose material on a gradient can cause a wheelchair user to lose traction and veer off course resulting in potential injury. Where the gradient exceeds 1:15, resin bonded gravel should be used.

#### 15

You are advised to take a holistic approach to disabled access across the site. It is noted that internal refurbishment works are proposed to various parts of the existing school building and you are encouraged to incorporate improvements to access as part of these works where opportunity exists.

#### 16

With regard to condition 6, the GLA have advised that in terms of the materials proposed it should be demonstrated how the scheme will meet the requirements of London Plan Policy 7.13 relating to fire safety solutions and best practice in fire safety in both design and management.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

Vyners School occupies an approximately 4.2 hectare, irregularly shaped plot, located on the southern side of Warren Road in Ickenham.

The existing school buildings, which are located relatively centrally within the site, are

predominantly two and three storeys high, although there are also several single-storey elements/blocks. Tennis courts and car parking are located to the east and south east of the school buildings. Car parking is also located to the north of the school buildings. Playing fields occupy the western side of the site. There is a significant level change between the playing fields, which are located on higher ground, and the remainder of the school site

The school is bounded to the north by residential properties, beyond which is Warren Road. To the east, south and west it is bounded by woodland which extends around the periphery and into the south east corner of the school site. A public footpath, forming part of The Celandine Route, runs alongside the school's fenceline providing access to a footbridge across the A40, which lies beyond the woodland to the south. The school has gated access to the footpath and bridge, providing its pupils with direct access to off-site playing fields owned by the school and forming part of the much larger Council owned Hillingdon House Farm public open space to the south.

Vehicular and pedestrian access to the site is via Warren Road. Vehicular access to the playing field, for maintenance vehicles only, is available between residential properties towards the western end of the site. Vehicular access for visitors and staff is gained centrally (between nos. 36 and 38 Warren Road) with egress via an easterly located access adjacent to no.60 Warren Road. This effectively creates a one-way system through the site for vehicular traffic. Pedestrians are able to use either access.

The entire school site falls within the Green Belt as designated in the Hillingdon Local Plan. A Tree Preservation Order covers the site and the land to the south and east is designated as a Nature Conservation Site of Borough Grade II or Local Importance.

### **3.2 Proposed Scheme**

This application seeks full planning permission for development associated with the expansion of Vyners School from a 6FE to an 8FE secondary school.

This would enable an increase in pupil numbers from 1151 to 1451, representing a total increase of 300 (including sixth form). Staff numbers would increase from 152 to 192, representing an increase of 40.

The proposals seek to demolish an existing single-storey extension to the sports hall and to replace this with a large two-storey extension to create new teaching space and associated facilities. This would comprise new classrooms, administrative space and offices, storage, a new dining room, WCs, a library, a Special Educational Needs (SEN) suite, a sixth form area, circulation space and associated facilities. It would link, at first floor level, to the existing eastern gable end of the art/DT block.

The extension would be of a modern design, characterised by a mix of timber cladding, patinated copper effect cladding and white render. Due to the way the school has grown and expanded over time the existing/original main entrance has become understated and has lost its focal point. Accordingly, this seeks to provide a new and inviting main entrance and focal point to the school.

To the rear of the new extension a landscaped courtyard would be created to provide an external dining/seating area for pupils.

The school currently operates a one-way, anti-clockwise access system which provides access to the staff car park and the pupil drop-off area. This proposal seeks to reverse this

system to be clockwise. This would enable the new extension to become the new entrance and main focal point of the school, as mentioned above.

No increase in car parking is proposed. However, the existing car parking provision would be reconfigured to provide a more efficient and effective layout. An increase in cycle parking provision is proposed. Numbers quoted across the different documents submitted are inconsistent but this would be in the range of 30 additional spaces.

To the south west of the existing main school buildings an array of mobile classrooms would be demolished and the area landscaped to provide additional external space for pupils. An existing mobile classroom unit, located within the car park to the north of the existing buildings, would also be removed.

A new artificial grass All Weather Pitch (AWP) capable for use for a number of sports would be provided on the playing field. This would be bounded by 3m high fencing. It is understood the fencing to its west would be retractable to provide enhanced flexibility of the wider playing field area and enable as wide a range of sports as is possible to be played here. Notably, a new cricket strip would be provided adjacent to this so that the playing field can still be used for cricket when the fencing is retracted.

No floodlighting is proposed, but the applicant has confirmed that the facilities would be available for community use outside school hours.

At the school's offsite playing fields, located at Hillingdon House Farm, a new cricket strip would also be created to ensure no loss in overall quality of cricket provision occurs as a result of the proposals. To offset the loss of playing field which would occur at the school site, it is also proposed to make a contribution towards offsite drainage improvements to football pitches at Hillingdon House Farm, following a need identified by the Council's Green Spaces Team. Hillingdon House Farm is a public open space and so those pitches would be available to all.

Internal refurbishment works, not requiring planning permission, would also be carried out to a number of areas of the existing school building.

### **3.3 Relevant Planning History**

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

The school buildings have been significantly altered and extended since originally built and the site has an extensive planning history. However, none is directly relevant to the current application.

### **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.CI1	(2012) Community Infrastructure Provision
PT1.BE1	(2012) Built Environment
PT1.EM1	(2012) Climate Change Adaptation and Mitigation
PT1.EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
PT1.EM5	(2012) Sport and Leisure
PT1.EM6	(2012) Flood Risk Management
PT1.EM7	(2012) Biodiversity and Geological Conservation
PT1.HE1	(2012) Heritage

### Part 2 Policies:

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
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.
EC3	Potential effects of development on sites of nature conservation importance
OE1	Protection of the character and amenities of surrounding properties and the local area
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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
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
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AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
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LPP 5.3	(2016) Sustainable design and construction
LPP 5.7	(2016) Renewable energy
LPP 6.1	(2016) Strategic Approach
LPP 6.13	(2016) Parking
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.16	(2016) Green Belt
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.2	(2016) An inclusive environment
LPP 7.21	(2016) Trees and woodlands
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 8.2	(2016) Planning obligations
NPPF	National Planning Policy Framework

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- **16th June 2017**

**5.2** Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

Consultation letters were sent to 67 local owner/occupiers and the Ickenham Residents' Association. Site and press notices were also posted. Three letters of objection have been received which raise the following concerns:

- i) The current exit is also used out of school hours as an entrance for large vehicles. However, it is difficult to navigate for large vehicles, which cause congestion and damage to the grass verges and pavements when manoeuvring to gain access. The proposals will worsen this situation unless the gates are widened.
- ii) Loss of outlook to residential properties in Warren Road.
- iii) Visual impact of 9m high ball-stop fencing.
- iv) Lack of clarity over whether landscape screening will be provided.
- v) Impact on residential amenity.
- vi) Impact on property saleability and values.
- vii) The all weather pitch is too close to residential properties.
- viii) Increase in balls coming over gardens fences, which is dangerous for small children.
- ix) Gardens will become unusable.
- x) Gardens have recently been flooded with excess rainwater.
- xi) The all weather pitch should be located on the fields on the opposite side of the A40.

### ICKENHAM RESIDENTS ASSOCIATION

We have studied the proposed plans (in the short period available) for an expansion of Vyners School in Ickenham and find that the planning details submitted appear to be within the UDP guidelines, and welcome the striking, interesting modern design of the proposed extension, which seems to contrast well with the rather drab existing blocks. Whilst we as an Association do not normally support applications, we can see merit in this project providing much needed extra senior school capacity for the LOCAL community. It may also reduce any pressures for another school in Ickenham.

#### School Travel Plan - a Major Concern:

As with previous school applications, we urge the LBH Planning Team to make delivery of the school travel plan a condition, if permission is granted, based on a revised travel plan with a better evidenced baseline and more challenging targets for reducing car journeys. We would be happy to help revise the travel plan to ensure we don't miss this opportunity to agree a genuinely ambitious long term plan which could deliver wide-ranging benefits for pupils, staff and wider community.

We are delighted to see a prominent section of the plan about delivery, clearly stating that the school will be responsible for annual monitoring and reporting against the plan objectives.

With 420 extra pupils and 51 extra staff expected in the expanded school, we believe the travel plans are lacking in several important areas:

- the 50% response rate to the survey that underpins the baselines used to set the targets is extremely disappointing, and weakens the evidence base considerably. - the plan is surprisingly unambitious on the all-important modal shift. The baseline seems to paint a picture of a school that despite great public transport links, struggles to get staff (and pupils, to a lesser extent) to avoid car journeys. Given local roads are considered generally conducive to cycling, how well served the school is by bus stops (550 m from school) and the tube (1.3km -16 mins walk), we feel the school should be pushing for far more demanding sustainable travel targets. The School Travel plan for the expanded Glebe committed to zero net additional car movements. We want to see the same ambition for Vyners.

- in other areas, the plan seems unrealistic - the lack of additional car-parking spaces for 50 extra teachers does not seem to account for the meagre targets for getting staff out of cars.

The proposed addition of 30 extra cycle parking spaces (from 120 to 150) further reflects the unambitious nature of the plan.

The Plan is also unclear on how many car journeys are associated with the morning and afternoon peaks, so monitoring cannot be effective.

Finally, with 120 out of 150 staff currently driving to school, we worry that, if the schools can't get more staff out of their cars, what hope do they have of encouraging pupils and parents to make more sustainable transport choices?

Disappointing though to read the Travel Plan consultant's assertion that the school facilities are not widely

utilised for community use. The Residents' Association will be happy to help the school reach out to the wider community to ensure increase in community use following any redevelopment.

#### HISTORIC ENGLAND

The main indicator that either of the two sites subject to this planning application have archaeological potential comes from investigations conducted along the Harefield to Southall gas pipeline in 2008 to 2009. This revealed features of later prehistoric and Roman date to the south of Western Avenue which it was suggested may have lain on the edge of a settlement area located on the higher land of the sports ground. Unfortunately the sports ground itself was found to have been so comprehensively landscaped and disturbed that nothing survived.

Vyner's School lies about 250m to the north of the previous finds and in a similar topographical location (east facing slope between the ridge to the west and River Pinn to the east) so similar remains might be present there albeit disturbed by the school. The main potential for survival is probably in the playing field west of the school buildings.

As noted above the School Sports Ground is on the ridge top which would have had higher potential but unfortunately is known to have been disturbed.

The National Planning Policy Framework (Section 12) and the London Plan (2011 Policy 7.8) emphasise that the conservation of archaeological interest is a material consideration in the planning process. Paragraph 128 of the NPPF says that applicants should submit desk-based assessments, and where appropriate undertake field evaluation, to describe the significance of heritage assets and how they would be affected by the proposed development. This information should be supplied to inform the planning decision. If planning consent is granted paragraph 141 of the NPPF says that applicants should be required to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence publicly available.

Appraisal of this application using the Greater London Historic Environment Record and information submitted with the application indicates the need for field evaluation to determine appropriate mitigation. However, although the NPPF envisages evaluation being undertaken prior to determination, in this case consideration of the nature of the development, the archaeological interest and/or practical constraints are such that I consider a condition could provide an acceptable safeguard. A condition is therefore recommended to require a two-stage process of archaeological investigation comprising: first, evaluation to clarify the nature and extent of surviving remains, followed, if necessary, by a full investigation. The archaeological interest should therefore be conserved by attaching a condition as follows:



No development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Informative: Written schemes of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

I envisage that the archaeological fieldwork would comprise the following:

#### Evaluation

An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (predetermination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted.

In this case trial trenching on the locations of the extension and new All Weather Pitch would satisfy stage 1 of the condition with further investigation following under stage 2 if significant remains are found.

#### SPORT ENGLAND

The site is considered to constitute playing field, or land last used as playing field, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). As such Sport England is a statutory consultee.

Sport England has sought to consider the application in light of the National Planning Policy Framework (particularly Para. 74) and Sport England's Playing Fields Policy, 'A Sporting Future for the Playing Fields of England.'

Unfortunately there is insufficient information to enable Sport England to adequately assess the proposal or to make a substantive response. Please therefore could the following information be provided as soon as possible:

1. There is insufficient information in relation to the proposed Artificial Grass Pitch (AGP) for Sport England to assess its impact in relation to its playing field policy.

Sport England would need to understand the proposed surface, size and proposed pitch dimensions. Sport England has concerns at this stage that the proposed AGP would not meet Sport England/FA/RFU guidance.

Having consulted with National Governing Bodies there appears to be demand for both football and rugby use of the AGP which should have an influence on the proposed specification.

Sport England's guidance can provide further detail which can be found at <https://www.sportengland.org/facilities-planning/design-and-cost-guidance/>

2. Confirmation that the existing cricket wicket on the playing field adjacent to the main school building would be removed.

3. The application proposes community use of the proposed facility which is a factor that Sport England would consider when determining whether the proposed development is of benefit to sport to outweigh the loss of playing field. Peak community use is during the evenings and at weekends therefore the floodlighting of such facilities is important to ensure effective community use. The application does not proposed floodlighting therefore could the applicant be requested to elaborate on the reasons for the lack of floodlighting and limiting the community, and sporting, benefits of the proposal?

Sport England's interim position on this proposal is to submit a holding objection.

#### THAMES WATER

##### Waste Comments

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

##### 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 proposes to discharge to 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.

##### Water 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.

#### TRANSPORT FOR LONDON (TFL) (SUMMARY COMMENTS)

The following issues stand to be resolved in discussions between Hillingdon Council, the applicant and TfL:

- At least 16 additional cycle parking spaces are required to meet the London Plan standards.
- A total contribution of £300,000 is requested towards creating an additional bus service to accommodate the increase in pupils as a direct result of the development
- A CLP should be submitted;
- The Travel Plan should be secured by s106 agreement;
- Blue badge spaces should be secured by way of condition.

#### GREATER LONDON AUTHORITY (GLA) (SUMMARY COMMENTS)

London Plan policies on provision of school facilities, Green Belt, open space/ playing fields, community use, urban and inclusive design, sustainable development, and transport are the key strategic issues relevant to this planning application. On balance, the application does not fully comply with the London Plan. The following changes might, however, remedy the above-mentioned deficiencies, and could possibly lead to the application becoming compliant with the London Plan:

- Land use - educational facilities on Green Belt, open space/playing fields: Very special circumstances that include educational need, lack of alternative site and wider community benefits may exist to justify the proposed extension of the school located within the previously developed Green Belt. However, detailed CGI visuals should be submitted.
- Playing fields and community use: A community use plan, which makes available the sport facilities in the school for community use outside the school's core hours, should be secured. As the site is a designated open space/playing field, negotiations with Sport England and local clubs is strongly recommended and the results of the negotiations should be shared with the GLA.
- Urban and inclusive design: The Council must secure key details of the materials to be used. The applicant should demonstrate how it will meet the requirements of London Plan Policy 7.13 relating to fire safety solutions and best practice in fire safety in both design and management. All the proposed inclusive design measures should be secured.
- Sustainable development: The carbon savings meet the London Plan target. However, further information is required related to overheating and cooling demand, site heat network, and the carbon savings associated with the photo voltaic panels. BRUKL worksheets should also be submitted.
- Transport: A contribution of £300,000 is requested to improve bus capacity. Provision of cycle parking spaces needs to be increased. A construction logistics plan should be provided and secured along the travel plan submitted.

Officer comment: The issues raised are addressed in the report of by way of condition. The request for CGIs is noted. The Design and Access Statement contains CGIs. Furthermore, very limited views into the site exist. Accordingly, clarification over what the GLA wish the CGIs to show has been sought. An update will be provided to committee.

With regard to community use, a Community Use Agreement is sought by way of S106 agreement.

A condition would be attached seeking full details of all external materials and this would address the GLA's comments regarding fire safety. An informative has also been attached in this regard.

Further information to satisfy the GLA's comments relating to sustainability has been sought from the applicant and an update on this matter will be provided by way of a Committee Addendum.

The transport matters raised reiterate TfL's comments and are addressed in the report and by way of condition or S106 agreement.

## **Internal Consultees**

### **HIGHWAY ENGINEER**

This application is for a major extension to the existing Vyners Secondary School at Warren Road, Ickenham. The scope of the Transport Assessment supplied by Local Transport Projects (April 2017), was discussed and agreed during pre-application discussions.

Vyners Secondary School is located off Warren Road, a local residential road, with parking restrictions in place. The dwellings in Warren Road have ample off -street car parking.

The access to the site is via a one-way loop road that provides egress to Warren Road further to the west. The loop road also provides access to the 100 space staff car park and an opportunity for parents to drop off/pick up children prior to 0815 and after 1615.

This application is for increasing pupil facilities that see pupil numbers grow by 300 (from 1151 to 1451) and for staff to grow from 152(FTE) to 192. The site PTAL value of 1b (very poor) suggests there will be a strong reliance on private car trips but there are bus stops within easy walking distance of the school. A travel mode split for pupils at the school was derived from a survey in March 2017 and that identified that the majority (52%) of pupils walked to school whereas 8% used private car, 9% shared private car and 4% (sixth form) came to school in their own car. 15% of students used the local bus services and 9% cycled.

From the above it is clear that nearly 80% of pupils used sustainable modes which is good for a school with low PTAL values.

Staff travel was predominantly (70%) by car.

There are clear wide footways along Warren Road that lead to Swakeleys Road in the west and Swakeleys Drive in the north-east. There is also a footpath across the site that crosses the A40 and leads towards Uxbridge. The TA provided traffic data on the arrivals and departures at the school and during the hour 0730 to 0830 there was a peak in traffic flow and similarly in the afternoon between 1620 and 1720.

The TA provided a review of existing casualty accidents for the area surrounding the school over the last 5 years and 7 collisions were recorded. This data showed that pupils were not involved in the casualties in the area.

The increased pupils at the school will result in additional trips and the TA suggests that 32 additional two-way car trips would be generated in both the morning and afternoon peak periods. The increased number of staff will add a further 30 two-way trips to the morning and afternoon periods. The TA suggests that the increase in traffic will not have a material impact on the operation of the highway network. The consultants carried out a parking beat survey of the area surrounding the school. There was a small amount of on-street car parking associated with the school at drop-off and pick-up times but this did not interrupt traffic flows in the area. Drop-off and pick-ups were allowed within the school site during certain time periods and that facility was used. The TA concluded that there is ample on-street car parking capacity to deal with the increase in pupils.

The proposals also include reversing the direction of the access road which should not cause problems. The proposals also include providing 30 additional cycle parking spaces which is supported given the high proportion of cyclists at the school. The application also included a draft School Travel Plan which should be enacted 3 months after occupation of the new facility.

In the light of the above comments no significant highway concerns are raised over the above application.

#### TREES/LANDSCAPE OFFICER

This school site has been the subject of pre-application meetings and discussion, particularly regarding tree loss / safeguarding within or close to a nature conservation area.

An Arboricultural Constraints Report, by SES, has been submitted. The assessment has identified one mixed woodland area (Category A) and three tree groups (of mixed categories). There are 17 individual specimens which include an 'A' grade oak (T14) near the entrance with the other trees predominantly 'B' grade with some 'C's'.

The Tree Protection Plan reflects the outcome of earlier advice. Details of proposed tree work to the oak (T14) will be required, as will a Construction Method Statement.

In view of the proximity of T14 to the proposed development arboricultural supervision / monitoring should be secured during the site operations.

A Bat Building and Tree Inspection report, by EPR, has been submitted. This concludes (clause 4.1) that further specialist survey work is required.

Recommendation: No objection subject to the above comments and conditions COM8 (Tree Protection), COM9 (parts 1,2,4,5 and 6) (Landscaping) and COM10 (Trees to be retained).

#### ENVIRONMENTAL PROTECTION UNIT

The scheme shall meet acceptable internal noise design criteria to guard against external noises as set out by BS 8233: 2014 - Guidance on sound insulation and noise reduction for buildings.

Activities in the school playground or any other external areas must not give rise to public nuisance - light/dust/noise. An environmental noise survey may be appropriate if external use for activities is intended.

Conditions relating to sound insulation, control of plant/machinery noise and dust should be attached should planning permission be granted. The standard informative relating to control of nuisance from construction works should also be attached.

It is noted that no floodlighting is proposed. Floodlighting would have potential to cause public nuisance. The close proximity of homes to the All Weather Pitch would make it extremely difficult to prevent light intrusion into habitable areas. Very careful consideration would need to be given to any lighting provided in this location.

Officer comment: Dust from construction work would be controlled by Environmental Health legislation and, accordingly, a condition in this respect is not considered necessary in this instance.

#### WASTE STRATEGY

No objection.

#### ACCESS OFFICER

This proposed development seeks to extend the existing sports hall, provide a replacement sports storage facility, new teaching spaces, administrative facilities, a new library and a Special Educational Needs suite to include a 'Changing Places' room.

The external environment will be reorientated to permit the main pedestrian and vehicle access

along the tree-lined approach leading from Warren Road. Car parking would be reconfigured to allow for 100 vehicles, to include two accessible parking bays.

The Design & Access Statement makes reference to dropped kerbs within the reorganised car park. The D & A Statement and plans confirm level access into the new classrooms and all areas within the new teaching block. New corridors will be a minimum of 1800 mm wide and vertical circulation within the new building will be provided via a full passenger lift.

It is noted that a link corridor, leading from the new building to the existing, would be constructed at first floor level, thus facilitating wheelchair access to the existing art block.

It is understood that a refuge area would be incorporated into the upper stairwell in accordance with BS 5839: part 9, and, BS 8300:2009.

Access to the All Weather Pitch would be via the existing inclined pathway which would be resurfaced using compacted gravel.

Comments:

1. All aspects of the external landscape are considered to be acceptable. However, more detail is needed on the pathway leading to the All Weather Pitch. Whilst the use of compacted gravel is acceptable in principle, the use of this and similar loose material on a gradient can cause a wheelchair user to lose traction. veer off course resulting in potential injury. Where the gradient exceeds 1:15, resin bonded gravel should be used.

2. The development opportunity should be used to carry out a holistic assessment of the existing school building, particularly in regard to vertical circulation for wheelchair users.

3. The proposed Hygiene Room should be fitted in accordance with the exact specifications of a 'Changing Places' cubicle.

4. 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: further details requested. Standard informatives should be attached to any grant of planning permission.

Officer comment:

With regard to point 1, this can be dealt with by way of the landscaping condition, as can point 3.

With regard to point 2, it is not considered reasonable to require the applicant to make significant changes to the existing building where no works requiring planning permission are proposed.

With regard to point 4, this would be covered by building regulations.

FLOOD & WATER MANAGEMENT OFFICER

Summary

A Flood Risk Assessment has been submitted by Ambiental dated March 2017 v1 and Drainage strategy by Arcadis dated April 2017 v2 Amended 5th May. Ref 5001-UA009222-01. A CCTV survey

has been submitted alongside these.

It is noted that Rain Water Harvesting in Section 4 is to be considered however then in section 7.4.1 it will not be proposed at this time. This must be considered at this time in order to ensure that these can be included within a design and build contract.

It is noted that the drainage proposals will control surface water within the site for events up to the 1 in 100 year plus 40 % allowance for climate change.

The report states that "Through the use of trapped gullies and attenuation crates, the proposed development will attenuate surface water flows, provide water quality treatment and prevent downstream flooding. These achievements align with the aims and objectives of the London Plan and other legislative guidelines"

However it is Local Plan and Policy requirements that the proposal should meet, as the Lead Local Flood Authority is the statutory consultee on surface water. This and other points were made clear in previous comments. There are still issues with the proposals and clarification which must be provided before the scheme can be considered in principle acceptable, as it is not clear that a suitable and sustainable scheme can be implemented on site. Connecting into an existing system the condition of which is clearly understood to be poor is not acceptable as it is likely to exacerbate flood risk on the site.

Section 5 states that consultations have been undertaken with the Environment Agency and Thames Water to agree the drainage strategy for the site neither of which have a remit to agree the strategy in this case as it is the remit of the Lead Local Flood Authority.

#### Detailed Comments

Run off rates and volumes:

These should be presented in l/s/ha so that comparison can be made to other developments.

Although it is stated that the proposals will control surface water run off up to the 1 in 100 year plus 40% allowance for climate change. The 50% betterment proposed is not acceptable, London Borough of Hillingdon as a standard require greenfield run off rates.

The existing run off rate from this area (approximately 1500m<sup>2</sup>) resulting in 20.6l/s for the 1 year event.

Proposals limit run off to 8.3l/s for all events up to the 1 in 100 year plus 40% climate change.

In addition the area of the all weather pitch is limited to a discharge of 2l/s for an area which is unclear. This is an area indicated to be low lying and at risk of surface water flooding shown on the Environment Agency maps and receive water from a wider catchment area. This allows for the increase in flow generated by the positive drainage associated with the proposed all weather pitch. 150m<sup>3</sup> of geocellular storage is provided for the area of filter drain and pitches. It is not clear of the calculations that volume is based on.

In total the discharge will be 10.3ls however the total area used in the calculations is 0.150 ha ie not including the area which drains to the playing fields and filter drains.

Volumes required for storage:

The report then states the surface water flows from the remainder of the site will need to be restricted so that the existing connection can be utilised.

The existing 300mm diameter outfall pipe is estimated to have a capacity of 204l/s. Calculations are not provided as this should be based on the pressure along that pipe.

In section 7.1 it is stated that the outfall invert level will need to be confirmed prior to detailed design. This is critical to determine the head. There may not be a free discharge into the river from the outfall ie it is submerged. Understanding this level if utilising the existing invert, must be done now to determine the volume needed on site and that there is appropriate space feasible to provide sustainable attenuation. This also has implications if the invert level is not appropriate, and the falls need to be altered.

The report states that to contain flows from the 1 in 100 year plus 40% climate change event, 314m<sup>3</sup> of additional storage is required for the existing school, with a restricted outflow of 195.7l/s . This flow rate and volume is reliant upon the condition and gradient (head or pressure) of the existing outfall pipe which is currently unknown.

The London Borough of Hillingdon would not find it acceptable to accept the indicated proposal to upsize the pipe to allow discharge to the river, increasing the risks. This must be removed from the strategy.

Sustainable Drainage Methods:

No consideration of living roofs appear to have been included as requested.

Rainwater harvesting is to be considered at a later stage, and or what is being done to reduce the potable water supply.

No proposals to make the system fit for purpose:

In Section 3 it is acknowledged that the state and condition of the existing pipeline is poor and outfall has fallen into the river. The Amethyst survey details the issues but there are no proposals which details what needs to be done to make the system fit for purpose, where it is being retained. This states that it will be done at detailed design however could fundamentally alter the design of the drainage.

The Flood Risk Assessment also recommends "It may be prudent to compile a full existing network model at detailed design stage to clarify capacity, model any additional inflows, and allow any remedial measures to be determined". However only proposing to do this at a later stage.

Environment Agency Permit Required:

An appropriate outfall would have to be put in place, meeting current design requirements, which will require an Environment Agency permit.

Council Corporate Property - Easement required:

This also crosses land external to the school and an appropriate licence needs to be issued in order that the Council as Landowner are aware of its location for the future. This should include an easement agreement for the school to maintain. There is no information provided to suggest this is adopted by anyone including Thames Water although it is implied that this is adopted in Section 9 that is is for the adopting authority to maintain.



Section 106 Management plan:

Any management and maintenance plan will need to be included in the Section 106 agreement to ensure that it is maintained in perpetuity. This maintenance plan must be provided in more detail which includes Tank specification for jetting frequency, and the off site works required and not currently included. Specific allowance for review of replacement structures at the end of their lifetime should also be included to be undertaken by appropriate persons.

Section 9 This must include all elements of the drainage system including any off site inspections of drainage runs and outfalls, any tank and or geocellular storage provided and pitch drainage. This table is now too generic as it does not appear to contain information on all the elements to be expected to be cleared.

Elements should at least be visually inspected in advance of adverse weather forecasts.

Clearance of pipe work etc should be undertaken more than 'as necessary'.

Exceedance routes:

There are no exceedance routes indicated within the drainage strategy, which is particularly important where the fall is towards the school if the drainage system does not function or there is an event above that which is designed for.

This could be allowed for dishing the play area with the geocellular storage underneath, to provide allowance for this. This could provide a suitable learning area within science about water.

Implications of development proposals:

It appears from the CCTV that all of the drainage is currently discharged towards what will be extension of the school. The proposal places what is a more vulnerable use in the way of any surface water flood flows.

The proposal suggests that all of the drainage will need to be rerouted around the proposed building

There is no final arrangement scheme provided to demonstrate a suitable sustainable scheme considering the options preferred has been considered and is feasible.

Finished floor levels are no longer mentioned in the report. However the previous report submitted considered it suitable to raise the finished floor levels to protect the contents of the buildings. However 300mm may or may not be suitable, depending on the volume of water flowing towards this proposed building, and access points. This should be above the highest point of the indicated ground level. How does this affect levels and access to and from the buildings.

Sustainable Drainage Options:

It is clear in Table 2 that the proposals follow the SuDs hierarchy in terms of discharge but not in terms of the options available within Table 3 SuDs components.

Paragraph 3.21 and Table 4 showing the various options does not explain why some have been discounted such as rainwater harvesting. 3.25 discounting swales and channels is not acceptable when they have been implemented successfully in other schools.

The requirement to control surface water for the pitches is required for 151m<sup>3</sup> however further

information is required - there is insufficient information on when and whether suitable areas is set aside to provide this, by this report.

Conclusions:

This report confirms there is an existing surface water risk at the school, with an inadequate drainage system. It is not clear from this report that this is will be managed appropriately by these proposals to clearly show a suitable sustainable scheme can and will be implemented. There are too many elements left to detailed design which affect the provision of a sustainable drainage scheme and affect other elements of the scheme.

ENVIRONMENTAL OFFICER

No objection.

The final energy strategy is to rely heavily on photovoltaics. Therefore the following condition is necessary:

Condition

Prior to the commencement of development full details (including specifications) of the photovoltaic (PV) panels as required by the Energy Assessment (Arcadis April 2017) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the type of PVs, the specifications, and the fixing mechanism and angles to the roof. Elevations and roof plans clearly showing the inclusion of the PVs shall also be included. The development must proceed in accordance with the approved details.

Reason

To secure the CO2 reductions set out in the Energy Assessment in compliance with London Plan Policy 5.2.

## **7. MAIN PLANNING ISSUES**

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

Whilst the site accommodates a well established educational facility, it also comprises an area of playing field and it falls within the Green Belt as designated in the Hillingdon Local Plan. It has no other specific designations. Accordingly, the key issues pertaining to the principle of development relate to the continued educational use of the site, the impact of the development on the Green Belt and impact on the playing fields.

New educational facilities:

In respect of new developments for educational facilities there is strong support for this at local, regional and national level.

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 proposal is considered to fully comply with this strong local, regional and national policy support for new, enhanced and expanded educational facilities.

Green Belt:

Notwithstanding the above, the development nevertheless represents inappropriate development within the Green Belt.

Policy EM2 of the Local Plan: Part 1 confirms that any proposals for development within the Green Belt will be assessed against national and London Plan policies, including the very special circumstances test, although it is noted that at paragraph 8.27, the Local Plan: Part 1, states that "in very exceptional circumstances the Council will consider the release of Greenfield sites for schools."

Policy OL1 of the Local Plan: Part 2, confirms that only predominantly open land uses will

be considered acceptable within the Green Belt and that planning permission for other uses will not be granted.

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

The NPPF paragraph 87 makes it clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It states that:

"When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations."

In view of the above, the applicant has submitted a Planning Statement which seeks to set out a case of very special circumstances sufficient to justify the provision of the development in this Green Belt location. These centre around the educational need for the development, the lack of alternative sites/options to meet this need, the benefits of the proposals to the wider community and the limited visual impact. A comprehensive report has been produced, which discusses each of these matters at length.

The issue of educational need has been touched upon in part 1 of this report. The Planning Statement reiterates the growing need for secondary school places across the borough and provides the figures, based on Office for National Statistics (ONS), GLA and Council data, to demonstrate this. It shows that notwithstanding the recent expansion of Northwood School and the soon to be completed expansions of Abbotsfield and Swakeleys Schools, that additional school places will nevertheless be required over coming years, with an additional seven forms of entry required in the north of borough by 2019.

Over the past few years the Council has undertaken a comprehensive primary school expansion programme to ensure the growing need for school places has been met. The increase in population, which has in turn led to increased demand for school places, has been well documented. That need is now moving into the secondary school sector and across London and within Hillingdon there is now a growing need for secondary school places. The applicant is understood to have worked closely with the Council's Education Team in submitting the application and based on the evidence provided the educational need for the development is fully accepted.

In the applicant's justification for the development a comprehensive sequential test, which looks at a full range of alternative options to meet the need has also been provided. The Planning Statement demonstrates that consideration has been given to looking at how the need could be met within existing school accommodation, but concludes that the capacity simply does not exist to cater for the numbers needed. This argument is accepted. The Planning Statement goes on to consider whether the need could be better met at other non-green belt schools or sites in the borough. However, Ruislip High School has already committed to expanding and an application for this is expected to be submitted within the next few weeks. Taking into consideration a range of factors, including ensuring places are provided where they are most needed, operational requirements, site availability and cost, no other suitable non-green belt school or alternative sites were found. Finally, the applicant considers other green-belt schools, such as Bishopshalt and Uxbridge High. However,

concludes these would be less well placed to meet the immediate need. It is also notes that they are, arguably, located on more open sites where development proposals would have greater visual impact.

The applicant argues that due to the nature of the Vyners School site, surrounded by residential properties to the north and woodland on all other sides, no open views exist into the site and that, notwithstanding the site's green belt location, the development proposals would have very limited visual impact on the surrounding area. The applicant also highlights the benefits the proposals would have to the wider local community through the provision of enhanced facilities at the school which could be made available for community use.

Considering the justification provided within the applicant's Planning Statement officers are satisfied that a robust assessment of alternative options to meet the educational need have been fully considered by the applicant and that a case of very special circumstances exists such that an exception to green belt policy could be justified in this instance.

Impact on playing fields/sports facilities:

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 or quality of sports facilities to be provided at the site/within the vicinity.

The proposed extension would result in the loss of an existing multi-use games area, understood to be predominantly used for tennis. To offset this loss and to cater for the increased pupil numbers it is proposed to provide an artificial grass all weather pitch (AWP) on the existing playing field.

The existing playing field is currently used for a range of sports and the submitted plans indicate it generally accommodates a running track, rounders pitches and a cricket strip, although it is acknowledged that markings are likely to change for different seasons. The proposed AWP would take up a significant portion of the existing playing field. Retractable fencing would be provided along the western side of the proposed AWP and the cricket strip replaced so that when opened up the entire area (grass and artificial grass) could still be used for sports requiring a larger space. The AWP itself would be designed to cater for a range of sports including tennis, touch rugby, athletics and recreational football, although the emphasis would be on hockey.

Whilst for general school use and PE curriculum delivery the proposals would provide flexible sporting facilities, which are supported by the school, the applicant has acknowledged that the usability of the grass playing field would nevertheless be reduced and that for more professional games, a change in surface from artificial to natural grass may not be ideal. Accordingly, to offset this loss, and in accordance with pre-application advice provided by Sport England, a new cricket strip would be provided at the school's offsite playing fields, which are located towards the northern most corner of Hillingdon House Farm, on the opposite side of the A40.

The applicant acknowledges that whilst the school are supportive of community use of their site, that out of hours use of the AWP will need to be carefully managed in order to ensure it does not adversely impact on the amenity of neighbouring residents. A community use agreement would be secured by way of S106 agreement to ensure opportunities for community use of the site are maximised but carefully managed with residents in mind.

In acknowledging the constraints of the school site the applicant has also given consideration to off-site provision. It is understood that there is a demand for community sports facilities, especially from local football clubs and through discussions with the Council's Green Spaces and Special Projects Teams the applicant has identified a need for drainage improvements to existing football pitches at Hillingdon House Farm and to the east of Hillingdon Sports and Leisure Complex. It is considered that enhancements to those facilities, where there is an identified demand and where residents will be unaffected by noise and disturbance and so hours of use are unrestricted, would have greater benefit to the wider community. Accordingly, it is also proposed to make a financial contribution towards drainage enhancements to those pitches at Hillingdon House Farm.

The applicant has verbally committed to the provision of £50k based on making improvements to two pitches at a cost of £25k each. However, the Council's Green Spaces and Special Projects Teams have advised that the necessary drainage improvements are estimated to cost in the region of £35k per pitch. Negotiations are underway between the applicant and relevant Council teams to agree a final figure to secure works to two pitches. This would be secured by way S106 legal agreement.

The benefits of the proposed AWP, which unlike the existing school playing field, could be used all year round, combined with the provision of off-site enhancements to sporting provision are considered sufficient to offset any loss in usability of on-site sports facilities at the school site and officers consider the proposal to comply with relevant planning policy in

this regard. However, notwithstanding this, Sport England have nevertheless raised a holding objection, pending receipt of further information.

Firstly Sport England have requested further details on surface, size and pitch dimensions of the AWP, the final specification to be influenced by local demand for football and rugby.

The applicant has provided a detailed plan of the proposed facility and responded as follows:

"With regard to surface, the school have set out a strong preference for a sand-dressed AGP that provides a high specification synthetic sports surface for hockey and is also an ideal multi-use facility for a variety of sports such as tennis, touch rugby, athletics and recreational football. The specific turf that we have identified is TigerTurf Evo Pro that has a pile height of 18mm. The rationale for this preference is that following the proposed expansion and development of the AGP itself, the school will continue to have a good provision of marked out grass pitches for football and rugby. However, they have limited facilities for other outdoor sports and a sand-dressed AGP will not only provide opportunities to play an advanced level of hockey, it will also provide opportunities to play a variety of other sports such as those set out above. In addition to organised sport, the surface is also expected to be used by pupils throughout the school day for recreational use and a multi-use surface of this nature lends itself to this purpose.

With regard to football and rugby pitches specifically, discussions have been held with officers in Leisure to understand demand in the local area. To the south of the school playing field is Hillingdon Sport & Leisure Complex which is a public, Council owned facility where amongst a multitude of other sporting facilities is a full-size 3G pitch. To the east of the school's playing field is Hillingdon House Farm which comprises a public open space used by the community and sports clubs including Uxbridge Football Club who have recently approached the Council regarding their intention to increase membership to their club, across different age-groups over the coming months. To facilitate this, there is a need for drainage improvements to a section of the Hillingdon House Farm site to bring pitches up to a standard where year-round play is possible. Currently, the pitches ... become saturated and often unplayable during the wetter months and similar drainage improvement works on other sections of the field have successfully alleviated this problem in recent years and it is therefore intended to extend this work as part of the wider development."

Secondly Sport England seek clarification over the proposed cricket provision. As discussed above, and shown on plan, a replacement cricket wicket would be provided alongside the AWP and could be used when the fencing is retracted. A new cricket wicket would be provided at the school's offsite natural grass playing fields to ensure no loss in quantity or quality of cricket provision.

Thirdly, Sport England seek justification as to why no floodlighting is proposed. This was discussed with the applicant at pre-application stage. However, given the very close proximity of the proposed AWP to residential properties it was considered that, notwithstanding modern technical solutions to minimise light spill, that it would be extremely difficult to ensure there was no actual or perceived loss of residential amenity as a result of any lighting installed. It was also considered that due to the use of the nearby woodland and southern part of the playing fields by bats for foraging (as identified in the submitted Bat Emergence/Re-entry and Activity Survey), that provision of floodlighting here would not be ideal.

Officers acknowledge that notwithstanding current planning policies relating to playing fields and sports provision that the operational needs of the school are an important consideration. In this instance, officers are satisfied that an appropriate balance has been struck between planning and educational policy requirements such that the development meets the practical needs of the school whilst ensuring there is no overall loss in quality or quantity of sports provision within the locality. Sport England's final comments, based on the additional information provided by the applicant, have yet to be received at the time of writing, and an update will be provided via a Committee Addendum. However, even if Sport England were to maintain their objection, officers are of the view that the educational need for the proposals carries significant weight, which would outweigh any loss in sports provision Sport England may argue.

The Ministerial Statement on planning for schools development is clearly an important material planning consideration. It is important 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, notwithstanding the fact that Sport England have yet to confirm their final position, officers consider that the educational need argument outlined by the applicant with respect to schools should be given substantial weighting as a material planning consideration.

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. However, more recently they objected to loss of playing field at Northwood School (application ref: 12850/APP/2014/4492), which was neither upheld by the GLA or the Secretary of State. They also objected to loss of playing field at Hillside Infant and Junior Schools (application ref: 18495/APP/2016/3957). Although not referable to the GLA, notably again this objection was not upheld by the Secretary of State. It is difficult to argue that those decisions don't set at least give support to a departure from playing field policy.

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 an objection from Sport England 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. Comprehensive justification has been provided for the development in this location which is considered to amount to a case of very special circumstances sufficient to justify an exception to green belt policy. Although Sport England's final view is not known at this

stage, 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.

On the basis of the above, the proposal is considered to comply with current local, London Plan and national policies relating to educational provision, green belt development 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**

There are no Conservation Areas, Listed Buildings or Areas of Special Local Character within the vicinity. Although the application site does not fall within a designated Archaeological Priority Area, there is a requirement to consult Historic England's Greater London Archaeological Advisory Service (GLAAS) due to the size of the site. An Archaeological Desk-Based Assessment has been submitted in support of the application and GLAAS have been consulted. No objection has been raised subject to a condition requiring a written scheme of investigation.

#### **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**

As mentioned in part 7.01 of this report, current planning policy seeks to prevent unacceptable development in, and preserve the openness of, the green belt.

The principle of allowing the proposed development in the green belt has been discussed at length in part 7.01 of this report and is accepted.

In terms of the visual impact of the development on the openness of the green belt, this is considered to be limited. The school is bounded by residential properties to the north and woodland on all other sides. Accordingly, public views into the site are very limited.

The size, scale and height of the proposed extension would not be out of character with that of the existing buildings and the use of timber cladding is appropriate to the school's woodland setting. Screening provided by existing development is such that no public views are likely from Warren Road. The extension would be visible from the public footpath which skirts the school's boundary, however, it would be set back from the site boundaries and seen in context with the wider developed site such that its overall visual impact on the green belt and the openness of the area would be limited.

In terms of the AWP, its visual impact would be largely limited to its fencing. Plans indicate that planting would be provided to screen this from residents. However, as with the rest of the site, the playing field is screened from public views by surrounding development and woodland and, as such, its impact on the openness of the wider green belt would be very limited.

Overall, given the developed nature of the existing site and the limited public views into it, it is not considered that the proposed development would have any significant adverse

impact on the visual amenities of the openness of the green belt in this location.

#### **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 extension would be located towards the eastern end of the developed part of the site, linking to both the existing sports hall building and the DT block. Its size, scale, mass and two-storey height would be in keeping with that of existing buildings found across the school site.

Its modern design and use of metal effect cladding to the front of the extension would add a focal point and element of civic presence to the school building whilst the use of timber cladding would be appropriate to its woodland setting and assist in softening its visual impact.

The AWP and its associated fencing would need to be functional in their design to ensure they are fit for purpose for a range of sports to be played. However, landscape screening to the north of the facility would assist in reducing its visual impact on neighbouring residents.

The school site as a whole is largely screened from public views by residential development to the north and woodland to the east, south and west. Glimpses only of the site are available from Warren Road and, as such, the proposed development would have no significant detrimental impact on the visual amenities of the Warren Road streetscene. Although views are available from the Celandine Route, a public footpath which skirts the school's periphery through the adjoining woodland, the proposed extension would be set back from the boundary and seen in context with the existing school buildings. Very few trees would be removed to accommodate the proposed development and existing trees and planting would provide some screening and soften views from here. Accordingly, the development is considered to comply with the above mentioned policies and it is not considered that the development would have any significant detrimental impact on the character or appearance of the school site or the visual amenities of the surrounding area.

#### **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 excess of 50m away to the north of proposed extension. Given this distance, which exceeds minimum Council guidelines, it is not considered that the development would have any significant detrimental impact on residential amenity.

With regard to the AWP, this would be bounded by 3m high ball stop fencing. Although located only a few metres from the site boundary, this would be in excess of 30m from the

rear elevations of the nearest properties. Furthermore, the plans indicate a high landscape screen would be provided to reduce the visual impact of this on residential amenity. In light of the distance and proposed screening, it is not considered that this would result in such a loss in residential amenity that refusal could be justified.

#### **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 the school from 6FE to 8FE. Total pupil numbers would increase from 1151 to 1451 (including sixth form) and staff numbers would increase from 152 to 192, representing increases of 300 and 40 respectively.

Currently staff and visitor parking only is provided on site. Parents are required to use on-street parking available along local roads. No increase in car parking numbers is proposed, but the car park would be reconfigured to reflect the proposed reversal of the existing one-way system around the site.

The Transport Assessment confirms an increase in cycle parking from 120 spaces to 150 spaces (although it should be noted that there is an inconsistency in the numbers quoted across different documents). Notwithstanding this, Transport for London (TfL) have advised that a total of 46 additional cycle parking spaces (to provide a total of 166 spaces) should be provided in compliance with London Plan standards. This would be secured by way of condition should approval be granted.

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.

Despite the school's low PTAL, the Transport Assessment confirms that the majority (80%) of pupils travel by sustainable modes of transport, with most travelling on foot or by public transport. This is reflective of the fact that the majority of pupils attending the school are very local and also of an age where they are more able to travel independently than primary aged children. A significant number of staff (70%) however travel by car.

Based on current trip generation data, the Transport Assessment suggests that 32 additional two-way car trips would be generated in both the morning and afternoon peak periods by pupils, with a further 30 two-way trips by staff in the morning and afternoon periods. However, it concludes that providing appropriate mitigation measures are put in place through the adoption of a robust school Travel Plan, this would have no unacceptable impact on the local highway network.

Notably, in terms of parking, restrictions exist along Warren Road to prevent this during the school day. There is ample on-street parking capacity to cope with any overspill demand within the wider surrounding area. However, robust Travel Plan measures should help to reduce overall parking demand such that neither TfL or the Council's Highway Engineer have raised objections to the proposed parking provision.

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.

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 S106 legal agreement should approval be granted. Notably, the Council's Highway Engineer has raised no objections to the proposed development.

Transport for London (TfL) are also supportive of the proposals, subject to conditions to secure cycle parking, disabled parking, a construction logistics plan, a travel plan and a contribution towards increased bus capacity. Conditions relating to the first three points would be attached should approval be granted. The latter two requirements would be secured by way of a S106 legal agreement. Negotiations are ongoing with TfL regarding the financial contribution required towards busses.

Resident concerns regarding the use of the eastern most access point by HGVs are noted. However, it is unlikely a school would generate large numbers of HGV movements and, notably, the Council's Highway Engineer has raised no objections in this regard. As mentioned above, a Construction Logistics Plan would be secured by way of condition to ensure impacts of construction vehicles are as limited as possible. Accordingly, it is not considered refusal could be justified on these grounds.

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

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

This issue has been addressed in parts 7.05 and 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 ensure that passive surveillance is available of all areas around the school buildings. It confirms that the proposals 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 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.

Should planning permission be granted a condition requiring the development to adhere to Secure by Design principles would be attached.

#### **7.12 Disabled access**

The submitted Design and Access Statement confirms that the proposed development will achieve reasonable levels of accessibility with level access provided throughout the new extension, appropriate corridor and door widths, disability standard parking bays and provision of lifts. Ramped access would also be provided to the proposed AWP. It confirms that the development will comply with relevant educational design standards (BB99), Part M of the Building Regulations, BS5839 and BS8300.

Notably, access throughout the existing buildings is poor and no lift access is available to upper floors. Through the proposed first floor link to the DT block the scheme will significantly improve access to this part of the existing school site in addition to ensuring the new development is fully accessible throughout. Whilst the Access Officer has advised that opportunities should be taken at this stage to improve accessibility within existing school buildings it should be noted that no works requiring planning permission are proposed to them. It would be reasonable to require the applicant to make significant alterations or retrofit lifts to those existing parts of the site which do not form part of the current development proposals and refusal could not be justified on these grounds. However, should planning permission be granted it is recommended that an informative is attached to encourage the applicant to consider making improvements to accessibility during refurbishment and maintenance works.

The Access Officer has also sought further information regarding the type of surface which would be used for the access path to the AWP and regarding the hygiene room/changing places facility. These details would be sought by way of condition should approval be granted.

Finally, the Access Officer has sought the provision of an emergency evacuation plan for disabled persons. It is considered that this matter would be sufficiently addressed by building regulations and, accordingly, a condition to this effect could not be justified.

Overall, the application has demonstrated that careful consideration has been given to accessibility throughout the new development works and, accordingly, subject to imposition of appropriate conditions, 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**

### 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 7.15 7.16 Sustainable waste management Renewable energy / Sustainability 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.

Trees across the site are protected by way of a Tree Preservation Order (TPO). The school also lies immediately adjacent to a Nature Conservation Site of Borough Grade 2 or Local Importance. These designations reflect the school's woodland setting and characteristic of this, extensive tree planting exists around its east, west and southern boundaries.

Despite this, the proposals would predominantly be contained to existing areas of hardstanding or well maintained grass and, they therefore, would have limited impact on existing trees and landscape features of merit. Only two trees would be removed to accommodate the new extension and, whilst the loss of these two grade 'B' oak trees is regrettable, given the extensive tree planting present within and adjacent to the school site this will, in reality, have limited impact on the visual amenity of the school site or adjacent woodland. Replacement planting would be provided within wider landscape enhancements proposed across the school site.

Given the education need for the development, the existing site constraints and proposed new tree planting, the loss of these two trees is justified in this instance.

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

### Ecology

In terms of ecological impacts, an Ecological Appraisal, Woodland Survey and Nature Conservation Assessment with accompanying Advice Note, a Bat Building and Tree Inspection Report and a Bat Emergence/Re-entry and Activity Survey has been submitted in support of the application. These confirm that there are no protected species present on site, which would pose any significant constraint to the development proposals given that building works would be to existing developed areas and maintained playing field only. They do however highlight that the woodland is suitable for other protected species such as reptiles and stag beetles and that bats are present within the area and use the woodland for foraging.

A range of ecological enhancements are recommended in the reports to ensure that biodiversity features and enhancement of opportunities for wildlife are provided. Although limited details 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. Accordingly, a scheme of ecological enhancements would be secured by way of condition should approval be granted.

### **7.15 Sustainable waste management**

No details of refuse provision have been provided. However, the applicant has verbally advised that existing refuse stores, which are understood to be located close to the school's kitchen, would continue to be used.

Notably, the school ultimately has discretion over which waste management methods are used on site and the Council's Waste Strategy Manager has raised no objections. Nevertheless, details of refuse storage would be required by way of condition to ensure that existing facilities have sufficient capacity and that these are expanded or new facilities are provided if needed.

### **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 35.9% reduction in carbon dioxide emissions above Part L of the Building Regulations in compliance with London Plan requirements. The Council's Environmental Officer has notably raised no objections to the details submitted, subject to a condition requiring further details of the photovoltaic panels.

### **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, but the woodland to the east of the school falls within Flood Zone 2. In accordance with London Plan policy a Flood Risk Assessment & Drainage Strategy has been provided.

The Council's Flood and Water Management Officer has advised that the submitted proposals provide insufficient information to demonstrate that the strategy proposed is feasible. Furthermore, they fail to provide sufficient detail or commitment to reducing potable water demand. Accordingly, the proposals cannot be supported at this stage.

The applicant is working to address the Flood and Water Management Officer's comments (provided in full in part 6 of this report). Given the need to provide school places in time and so to minimise delays to the programme, it has however been necessary to progress this application to Committee whilst these matters are resolved and this is reflected in the Committee recommendation.

### **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 and established school with no current restrictions over use of its indoor or outdoor facilities. The AWP, in particular, would increase the intensity of use of existing playing field. However, no floodlighting is proposed and, as such, use of MUGA (and other outdoor space) would be restricted to reasonable daylight hours only. A Community Use Agreement would be sought by way of condition, which would enable further control over activities here to ensure they are carefully managed so to minimise their impacts on residential amenity.

Notably, whilst officers in the Council's Environmental Protection Unit have noted the intensification of use, no objections have been raised in this regard. Furthermore, subject to a condition to control noise from plant and machinery, it is not considered that the proposed building would give rise to any significant unacceptable increase in noise levels.

Overall, it is not considered that the proposed development would result in any significant increase in noise levels such that refusal could be justified.

#### **7.19 Comments on Public Consultations**

Point (i) to (iv), (vii), (ix) and (x) have been addressed in the body of the report, by way of condition or through the proposed S106 agreement.

Point (v) raises concerns over impact on property values. This is not a material planning consideration.

Point (viii) raises concerns over an increased number of balls from the school site being thrown/kicked into residential gardens and being dangerous to young children. Ball stop fencing, in addition to vegetative screening will be provided to the AWP. Furthermore, it must be noted that this is an existing playing field where no control exists over existing use and existing fencing is relatively low. Accordingly, refusal cannot be justified on these grounds.

Point (xi) suggests the AWP should be located on the opposite side of the A40. The AWP would provide a dual purpose facility for the school, which would be used for delivery of the PE curriculum and out of hours sports use but which would also provide playground space during break periods. Accordingly, it needs to be located on the school site for operational reasons. The principle of allowing the pitch here has been discussed at length in part 7.01 of the report.

#### **7.20 Planning obligations**

Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the Local Planning Authority will, where appropriate, seek to supplement the provision of recreational open space, facilities to support arts, cultural and entertainment activities, and other community, social and educational facilities through planning obligations in conjunction with other development proposals.

The Community Infrastructure Levy Regulation 2010 (Regulations issued Pursuant to the 2008 Act) and the NPPF have put three tests on the use of planning obligations into law. It is unlawful (since 6th April 2010) to request planning obligations that do not meet the following tests:

- i. necessary to make the development acceptable in planning terms
- ii. directly related to the development, and
- iii. fairly and reasonable related in scale and kind to the development

The effect of the Regulations is that the Council must apply the tests much more strictly and is only to ask for planning obligations that are genuinely necessary and directly related to a development. Should planning obligations be requested that do not meet the policy tests the Council would have acted unlawfully and could be subject to a High Court challenge.

On the basis of the NPPF and the Community Infrastructure Levy Regulation 2010, it is only considered reasonable to request contributions towards the following:

1. Construction Training: Either a contribution equal to the formula (£2,500 for every £1m build) or an in-kind training scheme equal to the financial contribution delivered during the construction period of the development with the preference being for an in-kind scheme to be delivered. A contribution towards co-ordinating costs may also be required.

2. Travel Plan: Prior to first occupation a full travel plan to be submitted to and approved in writing by the Council. Thereafter the Travel Plan is required to 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 trigger points for review shall be agreed in writing by the Council. The Travel Plan shall include regular review of cycle parking provision and a commitment to the installation of additional spaces should demand dictate. A Travel Plan bond in the sum of £20,000 is also to be secured.

3. Community Use Agreement: Prior to occupation of the development a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of hours of use, access to the grass pitches, all weather pitch (including WCs and changing rooms) by non-school users, management responsibilities and include a mechanism for review. The approved scheme shall be implemented upon commencement of use of the development.

4. TfL bus contribution: A contribution towards the provision of additional bus services, the final figure to be agreed through negotiation with TfL.

5. Off site drainage improvements: A contribution towards the provision of drainage improvements to existing football pitches located at Hillingdon House Farm, to the east of the athletics track, the final figure to be agreed through negotiation with the Council's Green Spaces and Special Projects Teams.

6. Project Management & Monitoring: A contribution equal to 5% of the total cash contributions secured to enable the management and monitoring of the resulting agreement.

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**

Community use:

Current local and London Plan policies encourage community use of sports facilities and the applicant has confirmed the school's support for out of hours use of their facilities. Nevertheless, the proximity of the site to residential properties is noted and the applicant acknowledges that this would need to be carefully managed.

To ensure that community use of the site is optimised, whilst also taking account of the need to safeguard residential amenity, the provision of a Community Use Agreement would be secured by way of legal agreement. This would set out the school's policy surrounding community use of their facilities and include details of hours of use and management practices.

This is notably something the Greater London Authority have sought and something Sport England would also typically were they to support the scheme.

Lighting:

An External Lighting Strategy Report has been submitted in support of the application. This confirms that 4m high post mounted LED lights will be located within the car park areas and designed to face away from residential properties. Furthermore, wall mounted LED lighting would be provided around the building to provide localised downward lights.

Details of proposed lighting, accompanied by lighting plots are provided to demonstrate that careful consideration has been given to any potential impact on residents. Notably, officers in the Council's Environmental Protection have not highlighted any concerns regarding these proposals.

No floodlighting of the AWP is proposed. However, during pre-application discussions Sport England strongly encouraged such provision and their comments on this application seek justification as to why no floodlighting is proposed. Whilst it is acknowledged that technology exists to significantly limit light pollution from floodlights, in this instance, given the likely height of the lighting required and the very close proximity of the AWP to exposed residential gardens officers would have concerns regarding such provision in this location. Notably, officers in the Council's Environmental Protection Unit have advised that notwithstanding measures which could be put in place to reduce lightspill, it would nevertheless be very difficult to sufficiently control this in this location so as to ensure no detrimental impact on residential amenity.

From an ecological perspective and also from a visual perspective in terms of impact on the openness of the green belt, the provision of tall floodlights in this location is also not ideal. Accordingly, notwithstanding Sport England's view on this matter, it is not considered that provision of floodlighting should be insisted upon in this instance or that the lack of floodlights proposed is sufficient grounds for refusal.

## **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 proposal is considered to fully comply with current Local Plan, London Plan and national planning policies which seek to encourage the enhancement and expansion of existing educational facilities.

Notwithstanding Sport England's objection, it is considered that in compliance with current policy requirements the applicant has sufficiently demonstrated that through a combination of onsite and offsite enhancements there will be no overall loss in the quantity or quality of sports provision. It is also considered that, on balance, the educational need for the development outweighs any impact the development might have on sports provision.

Furthermore, the applicant has argued a case of very special circumstances sufficient to justify the development in the green belt.

On the basis of the above, no objections are raised to the principle of the development.

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. The proposal would not have any significant detrimental impact on the amenities of the occupiers of neighbouring residential properties 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.

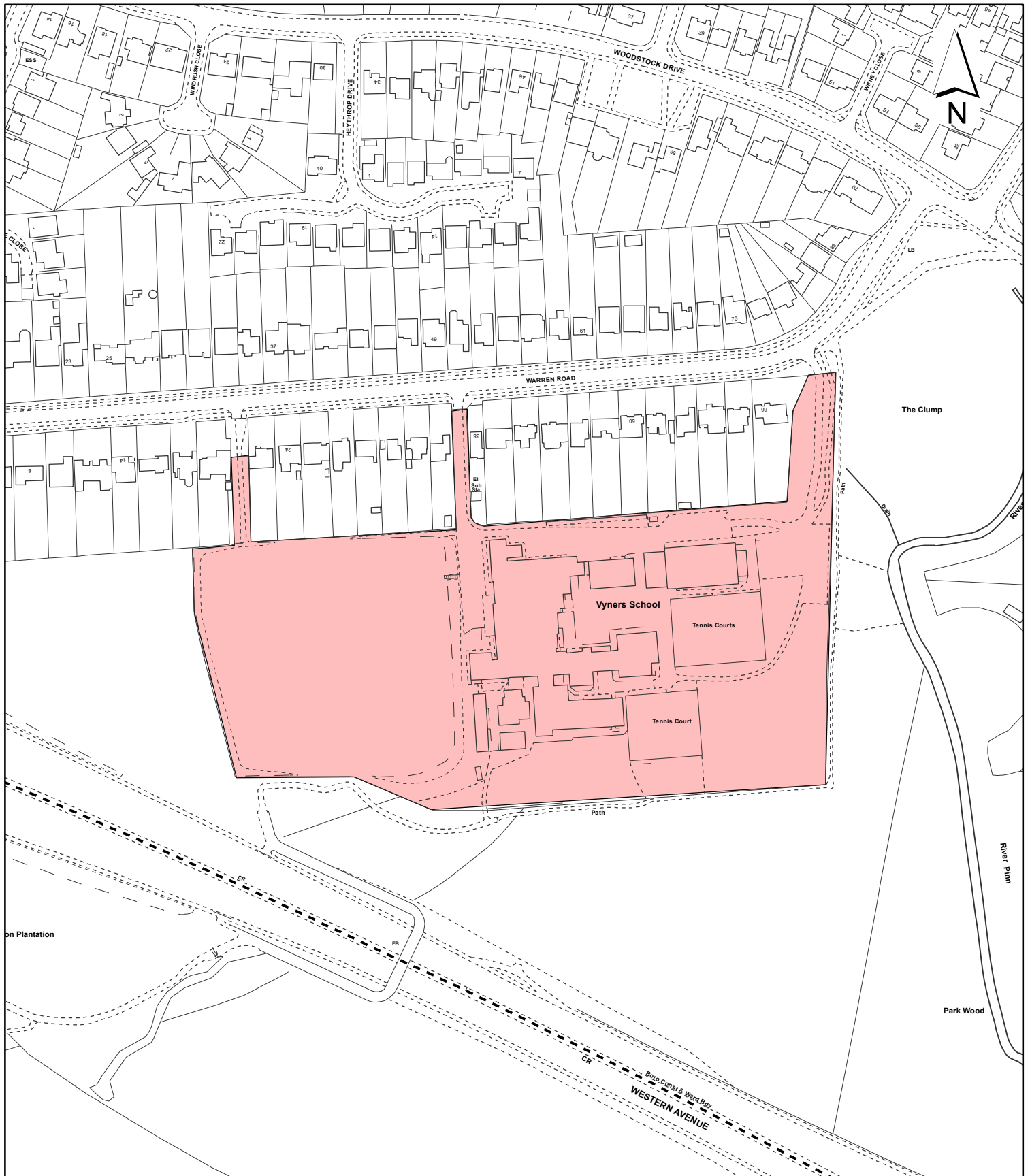
The proposal is considered to comply with relevant Local Plan and London Plan policies and, accordingly, approval is recommended, subject to referral of the scheme to the Secretary of State if needed.

## **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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**LONDON BOROUGH  
 OF HILLINGDON**  
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 Planning Section  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 250111

Planning Application Ref:  
**4514/APP/2017/1771**

Scale:  
**1:2,500**

Planning Committee:  
**Major**

Date:  
**July 2017**



**HILLINGDON**  
 LONDON