

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

**Address** NORTHWOOD COLLEGE EDUCATIONAL FOUNDATION MAXWELL ROAD  
NORTHWOOD

**Development:** Continued use of temporary classroom accommodation, comprising a two storey building of 1,600sq.m, for a further temporary period of 3 years (as previously approved in planning permission ref: 2082/APP/2014/600 dated 08-05-2014).

**LBH Ref Nos:** 2082/APP/2017/2086

**Drawing Nos:** 246 13 02 Rev.S-7 (First Floor Plan)  
246 13 01 Rev.S-8 (Ground Floor Plan)  
Energy Statement, prepared by SiBCAS dard 16/02/14  
10 Rev.D (Site Plan - Proposed)  
Transport Statement, prepared by Vectos dated June 2017  
Letter from Northwood College dated 24/08/17  
Letter from Nexus Planning dated 24/08/17

**Date Plans Received:** 07/06/2017

**Date(s) of Amendment(s):**

**Date Application Valid:** 21/06/2017

### 1. SUMMARY

This application seeks planning permission for the continued use of temporary classroom accommodation, comprising a two storey building of 1,600sq.m, at Northwood College for a further temporary period of 3 years. The classrooms provide accommodation for science lessons.

Northwood College is an independent day school for girls aged between 3 and 18 years. It was acquired by the Girls' Day School Trust (GDST) in September 2013 and it merged with Heathfield School (formerly located in Pinner within the London Borough of Harrow) in September 2014. In order to enable the school to continue to offer the same level of high quality educational facilities additional accommodation was sought and planning permission (ref: 2082/APP/2014/600) was originally granted for the temporary buildings on 08/05/14.

Condition 1 of that consent requires that the buildings are removed and the land restored to its former condition on or before 4th September 2017.

The submitted Planning Statement advises that:

"The Proposed Development is required to ensure that teaching accommodation remains in place whilst wider rationalisation proposals for the School emerge. These longer-term proposals will seek to increase and enhance the permanent accommodation, ultimately allowing for the demolition of the Proposed Development. This Application seeks to ensure that sufficient accommodation is provided in the interim to allow teaching to continue uninterrupted."

At the time of the previous application, it was understood that the long-term aspiration was to permanently expand the Northwood College site to enable the school to continue to

offer the same range of facilities. Indeed the Trust has recently sought pre-application advice from officers relating its long-term proposals and discussions regarding these are ongoing. It is understood that operational changes at the Trust, following the merger of the schools, slowed initial progress on advancing these proposals but that the Trust is fully committed to providing a permanent solution to its accommodation needs on the site by 2020.

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

At the time of the original application the applicant advised that the merger of the two schools was not dependent on planning permission being granted for the proposed science classrooms as, although undesirable, through internal reconfiguration and refurbishment works not requiring planning permission, the additional pupils could be accommodated within the school's existing accommodation if absolutely necessary. On this basis, in approving planning permission for the temporary accommodation, it was accepted that the resulting impact on the local highway network could not reasonably be considered as part of that application. This current application would not result in any additional increase in pupil numbers and, accordingly, no objections are raised on highway grounds.

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

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

## **2. RECOMMENDATION**

### **APPROVAL subject to the following:**

#### **1 T4 Temporary Building - Removal and Reinstatement**

At the expiration of three years from the date of this permission, the temporary units hereby permitted shall be removed and the tennis courts and playing field should be reinstated to at least the equivalent quality as before the temporary loss and in accordance with Sport England guidance "Natural Turf for Sport" (2011) and National Governing Body Performance Quality Standard.

#### **REASON**

To ensure the site is restored to a condition fit for purpose and because the building, by reason of its siting on the school playing fields and its design is not considered suitable for permanent retention in compliance with Policies R4, BE4 and BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 3.19 of the London Plan (July 2016).

#### **2 COM4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 10 Rev.D, 246 13 01 Rev.S-8 & 246 13 02 Rev.S-7, as approved by planning permission ref: 2082/APP/2014/600, and shall thereafter be retained/maintained for as long as the

development remains in existence.

**REASON**

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

**3 COM5 General compliance with supporting documentation**

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

Energy Statement prepared by SiBCAS dated 16/02/14  
Transport Statement prepared by Vectos dated June 2017

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

**REASON**

To ensure that the development complies with the objectives of Policies . Specify Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**4 NONSC SUDS1**

No development approved by this permission shall be carried out otherwise than in accordance with those sustainable urban drainage measures agreed via planning permission ref: 2082/APP/2014/1959 dated 18/08/14.

**REASON**

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy 5.12 Flood Risk Management of the London Plan (2016) and Planning Policy Statement 25. To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (2016), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (2016).

**5 NONSC SUDS2**

No development approved by this permission shall be carried out otherwise than in accordance with those measures pertaining to the ongoing management and maintenance of the adjoining drainage ditch agreed via planning permission ref: 2082/APP/2014/1959 dated 18/08/14.

**REASON**

To ensure that the drainage ditch has sufficient capacity to accommodate the run-off from the proposed building and to ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy 5.12 Flood Risk Management of the London Plan (2016) and Planning Policy Statement 25. To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (2016), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (2016).

**6 NONSC Non Standard Condition**

Within 6 months of the date of this permission, a community use agreement prepared in consultation with Sport England shall be submitted to and approved in writing by the Local

Planning Authority. The agreement shall apply to sports facilities at the school and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

#### REASON

To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with policy R5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), policy 3.19 of the London Plan (2016) and paragraph 74 of the NPPF.

#### **7 RES25 No floodlighting**

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

#### REASON

To safeguard the amenity of surrounding properties in accordance with policies BE13 and OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

### INFORMATIVES

#### **1 I59 Councils Local Plan : Part 1 - Strategic Policies**

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

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

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

#### **3 I53 Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE4	New development within or on the fringes of conservation areas
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.

BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
R4	Proposals that would involve the loss of recreational open space
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
R10	Proposals for new meeting halls and buildings for education, social, community and health services
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
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 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 7.2	(2016) An inclusive environment
LPP 7.4	(2016) Local character
NPPF	National Planning Policy Framework

#### 4

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

#### 5

The Travel Plan measures which have been implemented by the School are supported. The GDST are encouraged to liaise with the Council's Travel Plan Officer, Sophie Wilmot, at [SWilmot@hillingdon.gov.uk](mailto:SWilmot@hillingdon.gov.uk) or via the Council's Contact Centre on 01895 250230, to ensure its Travel Plan measures can be further developed and adapted to suit any local issued identified.

## 6

Residents have raised concerns over light and noise pollution from the building, particularly out of hours and from the school alarm. The GDST is encouraged to review its management of the building in order to see how these issues can be resolved.

## 7

With regard to condition 1 Sport England have advised as follows:

It is recommended that a restoration scheme for playing field land is undertaken by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical Design Guidance Note entitled "Natural Turf for Sport" (2011) and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch sport National Governing Bodies, for example the Football Association.

## 8

With regard to condition 6 Sport England have advised as follows:

Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplications/> For artificial grass pitches it is recommended that you seek guidance from the Football Association/England Hockey/Rugby Football Union on pitch construction when determining the community use hours the artificial pitch can accommodate.

There is a free online resource from Sport England (Use Our School) that offers further guidance and information for local authorities and other education providers on how to make the best use of school facilities for the benefit of the local community. It is especially useful for those who have responsibility within a school for establishing, sustaining and growing community activity on school sites. 'Use Our School' can be accessed here; [www.sportengland.org/useourschool](http://www.sportengland.org/useourschool).

## 9

You are advised that any further applications for the retention of the buildings, following the expiry of this consent in 2020, could not be entertained.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

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

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

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

residential properties lie on the opposite side of Maxwell Road.

The temporary accommodation the subject of this application occupies an area of approximately 0.87 hectares located towards the north east side of the site. It formerly accommodated a part of the school's playing fields, tennis courts and small storage buildings.

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

### 3.2 Proposed Scheme

Planning permission (ref: 2082/APP/2014/600) was granted on 08/05/14 for the demolition of existing storage sheds and construction of a two storey building comprising 1,600 sqm of temporary classroom accommodation, for a period of 3 years from 4 September 2014 (excluding construction/deconstruction period).

Condition 1 of that consent states:

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

Reason:

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

This application seeks planning permission for the retention of the buildings for a further temporary period of three years. The applicant's Planning Statement confirms:

"At the time of the original planning application it was not envisaged that the temporary planning permission would need to be extended for a further 3 year period. Although, the wider rationalisation proposals have taken longer to emerge than originally envisaged, GDST are committed to bringing this forward..."

### 3.3 Relevant Planning History

2082/APP/2014/600	Northwood College Educational Foundation	Maxwell Road Northwood
	Demolition of existing storage sheds and construction of two storey building comprising 1,600 sqm of temporary classroom accommodation, for a period of 3 years from 4 September 2014 (excluding construction/deconstruction period).	

**Decision:** 07-05-2014    Approved

#### Comment on Relevant Planning History

The site has an extensive planning history. That most relevant to this application is summarised above.

#### **4. Planning Policies and Standards**

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

#### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

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

Part 2 Policies:

BE4 New development within or on the fringes of conservation areas  
BE10 Proposals detrimental to the setting of a listed building  
BE13 New development must harmonise with the existing street scene.  
BE19 New development must improve or complement the character of the area.  
BE20 Daylight and sunlight considerations.  
BE21 Siting, bulk and proximity of new buildings/extensions.  
BE22 Residential extensions/buildings of two or more storeys.  
  
BE24 Requires new development to ensure adequate levels of privacy to neighbours.  
BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.  
OE1 Protection of the character and amenities of surrounding properties and the local area  
R4 Proposals that would involve the loss of recreational open space  
R5 Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities  
R10 Proposals for new meeting halls and buildings for education, social, community and health services  
AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity  
AM7 Consideration of traffic generated by proposed developments.  
AM13 AM13 Increasing the ease of movement for frail and elderly people and people with



disabilities in development schemes through (where appropriate): -  
(i) Dial-a-ride and mobility bus services  
(ii) Shopmobility schemes  
(iii) Convenient parking spaces  
(iv) Design of road, footway, parking and pedestrian and street furniture schemes

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
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 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 7.2	(2016) An inclusive environment
LPP 7.4	(2016) Local character
NPPF	National Planning Policy Framework

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

- 5.1** Advertisement Expiry Date:- **2nd August 2017**
- 5.2** Site Notice Expiry Date:- Not applicable

26th July 2017

## 6. Consultations

### External Consultees

Consultation letters were sent to 56 local owner/occupiers and Northwood Residents' Association. Press and site notices were also posted. Three letters of objection have been received, which raise the following concerns:

- i) After three years the need to further extend the consent is disappointing, particularly as no application for a permanent solution has come forward.
- ii) The buildings do not site well in the Conservation Area or their surroundings.
- iii) A shorter consent of 18 months or 2 years should be given with the proviso that an application to build replacements is submitted well before the next expiry date.
- iv) If allowed this will have been on site for 6 years, which is not temporary.
- v) It is an eyesore.
- vi) Loss of view.
- vii) Light pollution, particularly during winter months.
- viii) Proximity to residential properties in Wilford Close.
- ix) Loss of light to residents.
- x) The alarm goes off frequently.
- xi) The school is supposed to keep their trees along the boundary in good order and reduce their height so residents get more light but this has not been done for 3-5 years.
- xii) Impact on property values.

### SPORT ENGLAND

Sport England - Statutory Role and Policy:

As set out previously, the consultation with Sport England is a statutory requirement and Sport England considers all applications in light of NPPF and Sport England's Playing Fields Policy.

Assessment against Sport England Policy/NPPF:

Initially Sport England was concerned that the temporary tennis court and partial playing field loss, originally approved in 2014 for three years, would be extended by another three years to result in an overall six year loss. As previously noted, Sport England did not consider that the application met its policies but took a pragmatic view given the temporary nature of the application.

Since the 2014 application the school, in order to mitigate the temporary loss as well as generally improving the school, have, and still are, improving the school's sports facilities as follows:

Installation of a new drainage system for the playing pitch;  
Refurbishment and upgrade of changing rooms;  
Installation of a climbing wall;  
Installation of a bouldering wall; and  
Improvements of the remaining tennis courts.

These improvements to the school's sports facilities offset, to an extent, the partial loss of playing field and tennis courts for six years but to ensure that there is a real benefit for the community, and thereby meeting the spirit of Sport England's Playing Field Policy, the community use of the facilities should be secured, by way of a Community Use Agreement, and the facilities that have been lost must be reinstated to the equivalent quality (at least) as they were before they were lost.

Conclusion:

Given the above assessment, Sport England now does not wish to raise an objection to this application as it is considered to broadly meet its policy. The absence of an objection is subject to the following conditions being attached to the decision notice should the local planning authority be minded to approve the application:

1. At the expiration of three years from the date of this permission, the temporary units hereby permitted shall be removed and the tennis courts and playing field should be reinstated to at least the equivalent quality as before the temporary loss and in accordance with Sport England guidance "Natural Turf for Sport" (2011) and National Governing Body Performance Quality Standard.

Reason: To ensure the site is restored to a condition fit for purpose and to accord with Development Plan Policy.

Informative: It is recommended that a restoration scheme for playing field land is undertaken by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should have regard to Sport England's technical Design Guidance Note entitled "Natural Turf for Sport" (2011) and relevant design guidance of the National Governing Bodies for Sport e.g. performance quality standards produced by the relevant pitch sport National Governing Bodies, for example the Football Association.

2. Within 6 months of the date of this permission, a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to sports facilities at the school and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy.

Informative: Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplications/> For artificial grass pitches it is recommended that you seek guidance from the Football Association/England Hockey/Rugby Football Union on pitch construction when determining the community use hours the artificial pitch can accommodate.

There is a free online resource from Sport England (Use Our School) that offers further guidance and information for local authorities and other education providers on how to make the best use of school facilities for the benefit of the local community. It is especially useful for those who have responsibility within a school for establishing, sustaining and growing community activity on school sites. 'Use Our School' can be accessed here; [www.sportengland.org/useourschool](http://www.sportengland.org/useourschool).

### **Internal Consultees**

#### **CONSERVATION & URBAN DESIGN OFFICER**

There are no objections to the continued use of the temporary classrooms for a further period of 3 years.

#### **HIGHWAY ENGINEER**

This is an application to extend the use of temporary classrooms for another 3 years at Northwood College in Maxwell Road Northwood.

The previous temporary permission was given for the use of the classroom block in 2014 for 3 years and the applicant has requested a further 3 year extension while permanent alterations to the site are planned and completed.

The applicant has submitted a Transport Statement by Vectos (June 2017) in support of the

application.

The TS notes that the 2014 TS indicated a school with 182 staff and 1089 pupils whereas there are currently 822 pupils enrolled which is significantly less than 2014 so traffic levels should be less. That trend of reduced pupil enrolment is projected through 2017/18 with 797 pupils.

According to the TS the School Travel Plan is active and there have been a number of measures implemented to reduce private car trips to the site.

Given that the facility has been in existence for 3 years and there is an operational School Travel Plan and reducing pupil numbers I have no significant highway concerns over the proposed extension.

#### ENVIRONMENTAL PROTECTION UNIT

No objection subject to the standard informative regarding control of environmental nuisance from construction work.

Officer comment: No construction work is proposed as part of this application and, accordingly, the informative is not relevant in this instance.

## **7. MAIN PLANNING ISSUES**

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

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

"The Local Planning Authority will regard proposals for new meeting halls, buildings for education, social, community and health services, including libraries, nursery, primary and secondary school buildings, as acceptable in principle subject to other policies of this plan."

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

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

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

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

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

"The Local Planning Authority will not normally grant planning permission for proposals which involve the loss of land used (or where the last authorised use was) for recreational open space (including publicly accessible open space and playing fields, private or school

playing fields, private or public allotments), particularly if there is (or would be) a local deficiency in accessible open space."

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

Sport England initially objected to the proposals as they did not consider the continued loss of playing field, for a further three year period would be unacceptable. The applicant has sought pre-application advice from the Council regarding permanent works and discussions regarding these are ongoing. In response to Sport England's initial objection the applicant met with them and shared these proposals. They also provided further information in support of this application regarding their existing sports provision. The school advised:

"Since the erection of the temporary teaching building on site in 2014 which resulted in the temporary loss of tennis courts, the School has actively sought to enhance sporting provision both to mitigate this loss and generally improve the level of facilities available. Such improvements have included:

- Installation of a new drainage system for the existing sports pitch which enables its use all year round. previously the field could only be used in the summer but now the School can offer touch rugby and hockey (works completed summer 2016).
- Significant refurbishment and upgrading of the existing dry changing rooms (ongoing works and to be completed this year).
- A new climbing wall and bouldering wall in the Sports Centre (installed autumn 2015),
- The refurbishment of other tennis courts within the centre of the site (completed summer 2016).

The School also provide the wider community the use of some of its facilities as follows:

- Push and Glide Swimming Club for younger children offered 7-days a week;
- Cricket club offered to junior school aged children (from September);
- Super Camps provided in the school summer holidays and
- A Netball club for parents of pupils.
- Provision of netball training facilities for West Herts Netball"

In light of this additional information, Sport England have withdrawn their objection subject to conditions to ensure the reinstatement of the sports facilities in three years time and requiring the submission of a community use agreement.

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

#### **7.02 Density of the proposed development**

Not applicable to this type of development.

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

The site falls within the Northwood Town Centre Green Lane Conservation Area. Furthermore, several of the school buildings fronting Maxwell Road are locally listed. However, the temporary accommodation is located towards the rear of the playing fields, set some distance back from the front of the site and road. Whilst some views are available, tree screening around the site boundaries limits these. Given the distance of the proposed building from Maxwell Road and the locally listed buildings at the front of the school site together with existing tree screening around the school's boundaries, it is not

considered that the accommodation has such a significant detrimental impact on the character or appearance of the Conservation Area or on the setting of the locally listed buildings that refusal could be justified. Notably, the Council's Conservation and Urban Design Officer has raised no objections to the application.

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

#### **7.04 Airport safeguarding**

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

#### **7.05 Impact on the green belt**

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

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

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.

This issue has been largely addressed in part 7.03 of the report. No physical alterations are proposed to the development. Whilst the buildings are somewhat functional and utilitarian in their design, and would not be suitable for permanent retention in this location, given their set back from Maxwell Road and tree screening around the site boundaries, it is not considered that they have such a significant detrimental impact on the character or appearance of the surrounding area, including the Maxwell Road street scene, that temporary planning permission could be refused.

#### **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.

Matters relating to residential amenity were considered at the time planning permission was originally granted and it was determined that the building would not have such a significant impact on residential amenity that refusal could be justified. Notwithstanding this, in light of the concerns raised by residents, these matters are discussed in more detail below.

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

The nearest property in Wilford Close, to the north west, would be located approximately 18m away from the northern most corner of the building. All other properties would be located over 21m away due to the orientation of the building. Notwithstanding this, obscure

glazing is provided to the rear elevation of the building as this serves a corridor rather than classrooms. Furthermore, tree screening along the school's north west boundary also significantly obscures views of the building from here, particularly during summer months. Given the distance between the proposed building and those properties, which complies with guidance in the Council's Supplementary Planning Document on Residential Layouts, the provision of obscure glazing in this elevation and the presence of tree screening along the site boundary, it is not considered that the proposal would result in any significant ongoing issues of overshadowing, loss of privacy or loss of outlook, which would be of such detriment to residential amenity that refusal could be justified.

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

Not applicable to this type of development.

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

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.

In assessing the transport impacts of the development at the time of the original planning permission the officer's report stated:

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

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

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

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

- Updating the school Travel Plan to encourage use of more sustainable modes of transport to/from school, especially among senior pupils who are likely to be more independent.
- Continuation of a walking bus five days a week from the Green Lane Car Park, which is currently used by parents to drop-off and pick-up pupils.

- Provision of a free coach service from Heathfield School to Northwood College for 1 year, after which a coach service will be provided to meet demand.
- Increased dispersal of information aimed at promoting car sharing to parents and staff.
- Presence of school traffic marshals at peak pick-up and drop-off times to observe traffic associated with the school, encourage pupils to move along quickly and to challenge those who park and/or drive inappropriately or unsafely.
- Introduction of a Code of Conduct that parents will be asked to sign up to that encourages safe, responsible and considerate travel behaviour.

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

Notwithstanding the above, the applicant has submitted a revised Transport Statement with this application. This confirms that pupil numbers are less than predicted at the time of the original application and that a number of Travel Plan measures have been implemented to reduce the school's traffic impacts. A supporting letter has also been provided which confirms the school's commitment to sustainable travel initiatives and that measures such as cycle proficiency training, introduction of secure cycle storage, introduction of Sixth Form drive safe policy, walking buses' and a staff car sharing scheme, have been implemented. In view of this, the Council's Highway Engineer has confirmed that no objections are raised.

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

Urban Design:

No alterations are proposed to the design of the building, which was considered to be acceptable, albeit on a temporary basis only, in the Council's assessment of the previous consent. The building design is typical of that of temporary classroom provision and, as such, officers remain of the view that it would not be acceptable in the long term, particularly given the location of the site within the Northwood Town Centre, Green Lane Conservation Area. However, it is considered to be acceptable on an extended temporary basis whilst alternative solutions to the school's accommodation needs are sought and, notably, the Council's Urban Design/Conservation Officer has raised no objections in this respect.

Security:

The proposal does not give rise to any new security issues over and above those considered in the original consent.

#### **7.12 Disabled access**

No physical alterations are proposed to the building and, accordingly, the building does not give rise to any new issues concerning accessibility. Relevant conditions attached to the previous consent would be reiterated if approval is granted.

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

Not applicable to this type of development.

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

The proposal seeks the retention of an existing building for a further three year period. There would be no impact on existing trees or landscaping features of merit as a result of this proposal.



Residents' suggestions that the school have failed to adequately maintain trees along the boundary are noted. Whilst this is not a material consideration which can be considered as part of this application and it is not considered that refusal could be justified on these grounds, the applicant has confirmed that the school has noted these concerns and will seek to rectify them if possible.

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

The applicant confirmed in the previous application that the school's existing waste management facilities would be used. No alterations are proposed to this arrangement. Notably, the school ultimately has discretion over which waste management methods are used on site.

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

Policy 5.2 of the London Plan (July 2011) requires development proposals to make the fullest contribution possible to reducing carbon emissions. Major development schemes must be accompanied by an energy assessment to demonstrate how a 40% target reduction in carbon dioxide emissions will be achieved, where feasible.

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

At the request of the Council's Environmental Officer, the applicant has however provided a letter which confirms the school's commitment to sustainability. This confirms that the school have undertaken a number of works/ initiatives to improve their energy efficiency, including the following:

- the introduction of energy efficient lighting which is mandatory across all refurbishment work;
- a rolling programme of upgrading exterior lighting from sodium to LED;
- boiler replacement with high efficiency models (as part of a rolling programme);
- the formation of an established and proactive Eco Committee (consisting of pupils, staff & Governors);
- replacement of 25 single glazed windows with triple glazing and insulation of three flat roofs;
- the donation of 600 items of old classroom furniture via Zoot furniture to Africa rather than being sent to landfill; and,
- implementation of recycling initiatives.

In addition, it is understood that the school won the EcoSchools Green Award in 2017.

In light of the above, and given the nature of the building, no objections are raised on energy/sustainability grounds.

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

The site does not fall within a flood zone and no issues relating to flooding have been identified. No alterations are proposed to the building which would increase its impact on flood risk.

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

It is not considered that the proposal would give rise to any unacceptable increase in noise or air pollution. Residents' concerns regarding noise from an alarm are noted. The applicant has noted this comment and has confirmed that the school are reviewing their management of the building to seek to rectify these matters.

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

Matters raised relating to the principle of allowing the building to remain for a further three years have been addressed in the report as have matters raised relating to visual and residential amenity, noise from an alarm and trees.

Concerns are also raised over light pollution from the building. The applicant has advised that the school will review its management of the building to rectify this matter and an informative encouraging them to do so as soon as possible would be attached. However, it is not considered that refusal could be justified on these grounds.

Concerns have also been raised over the impact of the development on property values. This is not a material planning consideration and refusal cannot be justified on these grounds.

### **7.20 Planning obligations**

Not applicable to this application.

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

Not applicable.

### **7.22 Other Issues**

None.

## **8. Observations of the Borough Solicitor**

### **General**

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

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

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

### **Planning Conditions**

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

### **Planning Obligations**

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

2010).

#### Equalities and Human Rights

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

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

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

#### **9. Observations of the Director of Finance**

Not applicable.

#### **10. CONCLUSION**

The proposals comply with current planning policies which strongly encourage the enhancement and expansion of existing schools to ensure a wide choice of school places are available. Notwithstanding Sport England's objection it is considered that sufficient information has been provided to demonstrate the school's commitment to community sports provision across the site and to providing a permanent solution to its accommodation needs such that there would be no substantial long-term loss in sports provision. Accordingly, no objections are raised to the principle of the development.

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

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

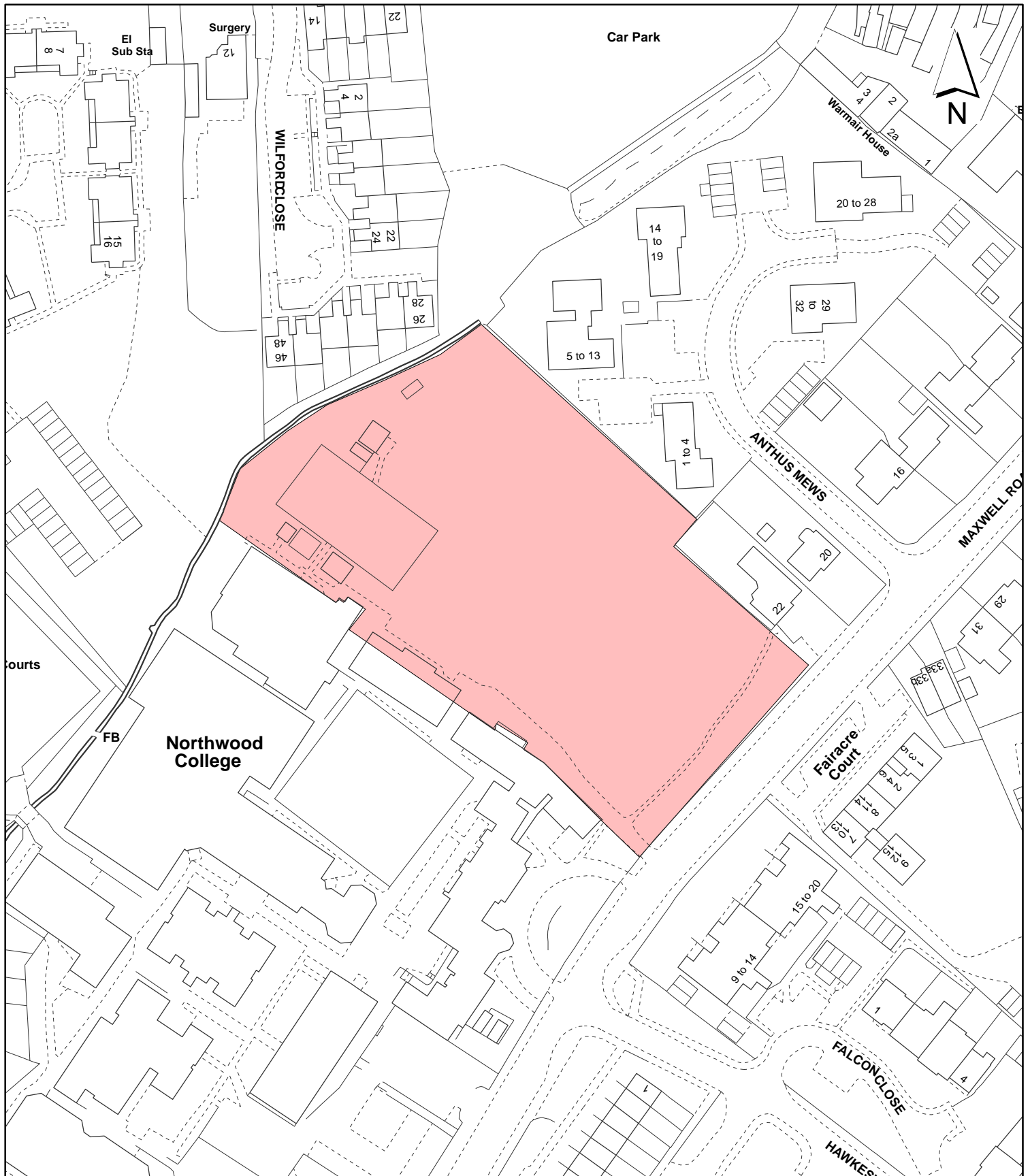
#### **11. Reference Documents**

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)  
London Plan (July 2011)  
National Planning Policy Framework  
Hillingdon Supplementary Planning Document: Accessible Hillingdon

Hillingdon Supplementary Planning Document: Residential Layouts  
Hillingdon Supplementary Planning Guidance - Community Safety by Design  
Hillingdon Supplementary Planning Guidance - Noise  
Hillingdon Supplementary Planning Document - Air Quality

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**Notes:**

 Site boundary

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Site Address:

**Northwood College**

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

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

Planning Application Ref:  
**2082/APP/2017/2086**

Scale:  
**1:1,250**

Planning Committee:  
**Major**

Date:  
**August 2017**



**HILLINGDON**  
 LONDON