

Report of the Head of Planning, Transportation and Regeneration

Address	DOUAY MARTYRS SCHOOL, CARDINAL HUME CAMPUS 86 LONG LANE ICKENHAM
Development:	Demolition of existing buildings, construction of new single storey permanent school building to rear, construction of temporary teaching accommodation for part of construction period at ground and first floor levels, new hard and soft landscaping (amended plans 18.02.20)
LBH Ref Nos:	6683/APP/2020/4068
Drawing Nos:	Planning and Heritage Statement App 2 final 137925-WWA-00-XX-DR-L-0501 rev P03 137925-RSS-00-ZZ-DR-A-1425 rev P01 DMS-RSS-00-ZZ-DR-A-1425 rev P01 2045-WWA-00-XX-DR-L-0105 rev P01 2045-WWA-00-XX-DR-L-0107 rev P01 2045-WWA-00-XX-DR-L-0101 rev P01 Energy note 004_4200339_DMH_Drainage Strategy 137925-RSS-0000-ZZ-DR-A-1410 rev P03 137925-RSS-0000-ZZ-DR-A-1420 rev P03 137925-RSS-EFAJ-RL-DR-A-1225 rev_P04 137925-RSS-EFAJ-ZZ-DR-A-1310 rev P03 137925-RSS-EFAJ-ZZ-DR-A-1422 rev P03 137925-WWA-00-XX-DR-L-0101 rev P10 137925-WWA-00-XX-DR-L-0301 rev P04 Arboricultural Method Statement 137925-RSS-00-ZZ-DR-A-0503 rev P03 137925-RSS-00-ZZ-DR-A-0503 rev P04 137925-RSS-00-ZZ-DR-A-10.03 rev P02 137925-RSS-00-ZZ-DR-A-0506 rev P03 137925-RSS-00-ZZ-DR-A-1025 rev P02 137925-RSS-00-ZZ-DR-A-10.26 rev P02 137925-RSS-00-zz-DR-A-1035 rev P02 137925-RSS-00-ZZ-DR-A-10.13 rev P02 Construction Phase Health and Safety Plan (CPHSP) (PEP Part 2) Project Execution Plan (PEP) Part 1 137925-RSS-00-ZZ-DR-A-12.30 rev P02 298120-RSK-TN-003(00) plant noise assessment 54V002-ECO-00-ZZ-DR-A-0033 rev P6 Roof drain details C15134A - remediation plan Noise vibration and dust emission control plan Additional roofdrain details 137925-RSS-00-ZZ-DR-A-12.04 rev P02 37925-WWA-00-XX-DR-L-0107 rev P05 137925-RSS-00-ZZ-DR-A-0504 rev P03 137925-RSS-00-ZZ-DR-A-12.02 rev P02 137925-RSS-00-ZZ-DR-A-12.20 rev P02 137925-RSS-00-ZZ-DR-A-1220 rev P02

137925-RSS-EFAJ-ZZ-DR-A-1411 rev P03
137925-RSS-EFAJ-ZZ-DR-A-1412 rev P03
137925-RSS-EFAJ-ZZ-DR-A-1421 rev P03
Daylight, Sunlight & Overshadowing Report
Design and Access Statement_Part1
Design and Access Statement_Part2
Design and Access Statement_Part3.
Design and Access Statement_Part4
Phase 1 Contaminated Land Assessment PART 1
Phase 1 Contaminated Land Assessment PART 2
Preliminary Ecological Appraisal
Tree Survey

Date Plans Received:	08/12/2020	Date(s) of Amendment(s):	08/12/2020
Date Application Valid:	09/12/2020		25/02/2021
			23/02/2021
			18/02/2021

1. SUMMARY

This application seeks full planning permission for the demolition of the existing buildings known as blocks E, F, G and H and the construction of new single storey permanent school building to rear, construction of temporary teaching accommodation for part of construction period at ground and first floor levels, new hard and soft landscaping.

Whilst the application does propose additional floor space the applicant has confirmed that the floor space is required to serve the existing number of pupils and does not represent an increase in pupil numbers. The blocks which are to be demolished are in a very poor state of disrepair and unusable to a certain extent.

The proposals include the installation of a temporary first floor element to accommodate the teaching space which is temporarily lost due to the need to refurbish Block A which is a locally listed building and this forms part of a separate planning application. It should be noted that the removal of the first floor structure and smaller ground floor temporary structures shown on the proposed plans has been secured via a legal agreement in order to ensure they are removed once works are completed in Block A.

The newly proposed floorspace is in line with the recommended government floor areas for secondary school students. Internally the building layout has been thoroughly considered to create a simple and legible layout.

The application site is located within the Ickenham Village Conservation Area and the proposed new block would be located within 8 metres of the Locally Listed Block A. Whilst some potential harm to both of these Heritage Assets has been identified, the harm would not be significant, most can be attributed to the scale of the block which would be drastically reduced once the temporary elements are removed and the benefits of the proposal are considered to outweigh the potential harm.

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 not result in significant detrimental impact on the

amenities of the occupiers of neighbouring residential properties.

Taking the above into consideration the proposal is recommended for approval subject to conditions and a legal agreement.

2. RECOMMENDATION

1. Subject to no new substantive objections being received during the consultation period which expires on 15 March 2021, that delegated powers be given to the Deputy Director of Planning and Regeneration to grant planning permission subject to:

A. 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. Employment Strategy and Construction Training - either a contribution equal to the formula within the Council Planning Obligations Supplementary Planning Document (SPD) 2014, or an in-kind training scheme equal to the financial contribution delivered during the construction period of the development. Details shall be in accordance with the Council Planning Obligations SPD with the preference being for an in-kind scheme to be delivered. Securing an Employment/Training Strategy Agreement is Council's priority. Financial Contribution will only be accepted in exceptional circumstances.

2. Travel Plan. The applicant shall amend the existing site wide travel plan

3. Secure the provision of 7 new cycle parking spaces within the Douay Martyrs or Arrowsmith Campus.

4. A reinstatement plan for the land within the blue line to be utilised for the construction compound shall be submitted should application ref 6683/APP/2020/4038 be refused or not implemented within 12 months of the grant of planning consent

5. Agreement to remove the temporary first floor and ancillary modular units from the site within 12 months of their first occupation.

6. Project Management & Monitoring Contribution equal to 5% of the total cash contributions. Details shall be in accordance with the Council Planning Obligations Supplementary Planning Document 2014.

B. 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.

C. That the officers be authorised to negotiate the terms of the proposed agreement and conditions.

D. That, if the S106 agreement has not been finalised within 11-06-21, under the discretion of the Deputy Director of Planning and Regeneration, the application is refused under delegated powers on the basis that the applicant has refused to

address planning obligation requirements.

'The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of travel plan, additional cycle parking, construction and employment training, removal of the temporary first floor and ancillary building and a reinstatement plan) therefore conflicts with Policies DMCI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020); the adopted Planning Obligations Supplementary Planning Document (July 2014); Policy DF1 of the London Plan (2021); and paragraphs 54-57 of the National Planning Policy Framework (February 2019).'

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

1 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.

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

137925-RSS-00-ZZ-DR-A-0506 rev P03
137925-RSS-00-ZZ-DR-A-12.04 rev P02
137925-WWA-00-XX-DR-L-0107 rev P05
137925-RSS-00-ZZ-DR-A-12.20 rev P02
137925-RSS-EFAJ-ZZ-DR-A-1411 rev P03
137925-RSS-EFAJ-ZZ-DR-A-1412 rev P03
137925-RSS-EFAJ-ZZ-DR-A-1421 rev P03
2045-WWA-00-XX-DR-L-0107 rev P01
137925-RSS-00-ZZ-DR-A-1230 rev P02
54V002-ECO-00-ZZ-DR-A-0033-P6
137925-RSS-0000-ZZ-DR-A-1410 rev P03
137925-RSS-0000-ZZ-DR-A-1420 rev P03
137925-RSS-EFAJ-RL-DR-A-1225 rev_P04
137925-RSS-EFAJ-ZZ-DR-A-1310 rev P03
137925-RSS-EFAJ-ZZ-DR-A-1422 rev P03
137925-WWA-00-XX-DR-L-0101 rev P10
137925-WWA-00-XX-DR-L-0301 rev p04
137925-RSS-00-ZZ-DR-A-1425 rev P01
137925-WWA-00-XX-DR-L-0501 rev P00

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 Parts 1 (November 2012) and 2 (January 2020) and the London Plan 2021.

3 COM5 General compliance with supporting documentation

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

Construction Phase Health and Safety Plan (CPHSP) (PEP Part 2)
Outline Procedures for Reducing Noise, Vibration and Dust during Demolition Works
Technical Note Plant Noise Assessment (Block J)
Noise Impact Assessment
Energy note
Roofdrain details
Additional roofdrain details
Arboricultural Method Statement
Daylight Sunlight Overshadowing Report
Design and Access Statement_Part1
Design and Access Statement_Part2
Design and Access Statement_Part3.
Design and Access Statement_Part4
Phase 1 Contaminated Land Assessment PART 1
Phase 1 Contaminated Land Assessment PART 2
Report on Site Investigation (C15134)
Remediation Plan (C15134A)
Preliminary Ecological Appraisal
Tree Survey
Planning and Heritage Statement
Transport Assessment
Project Execution Plan (PEP) - Part 1

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 Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan 2021.

4 RES7 Materials (Submission)

Prior to above ground level works 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. The details required are as follows

(i) Product details and samples of the building's external finish would be required prior to commencement of works. Samples would need to be inspected on site (within context).

(ii) Product and manufacturer details of the proposed external windows and doors

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

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

Within 3 months of consent being granted, a landscape scheme has been 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 Means of enclosure/boundary treatments
 - 2.b Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
 - 2.c Hard Surfacing Materials
 - 2.d External Lighting
 - 2.e Other structures (such as play equipment and furniture)

3. Living Walls and Roofs
 - 3.a Details of the inclusion of living walls and roofs

4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 4.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

5. Schedule for Implementation

6. Other
 - 6.a Existing and proposed functional services above and below ground
 - 6.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 14, DMEI 1 and DMT 6 of the Hillingdon Local Plan Part 2 (2020).

6 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 DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and to comply with Section 197 of the Town and Country Planning Act 1990.

7 NONSC Air Quality 1

No development shall commence until a Plan has been submitted to, and approved in writing by, the LPA. This must demonstrate compliance (drawn up accordance with) the GLA Control of Dust and Emissions from Construction and Demolition SPG (or any successor document).

Reason:

Compliance with Mayor of London document "The Control of Dust and Emissions from Construction and demolition" (or any successor document).

8 NONSC Air Quality 2

All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>."

Reason:

Compliance with the London's Low Emission Zone for non-road mobile machinery as per requirements of the London Environment Strategy.

9 NONSC Contaminated land

(i) All works which form part of the remediation scheme shall be completed before any part of the development is occupied or brought into use unless the Local Planning Authority dispenses with any such requirement specifically and in writing. The scheme shall include all the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(ii) If during remedial or development works contamination not addressed in the submitted remediation scheme is identified an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and

(iii) Upon completion of the approved remedial works, this condition will not be discharged until a comprehensive verification report has been submitted to and approved by the LPA. The report shall include details of the final remediation works and their verification to show that the works have been carried out in full and in accordance with the approved methodology.

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority.

REASON To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Hillingdon Local Plan: Part 2 (January 2020) Policies - DMEI 11: Protection of Ground Water Resources and DMEI 12: Development of Land Affected by Contamination.

10 NONSC Noise 1

The scheme shall meet acceptable internal noise design criteria and design guidance within BB93 Guidance on sound insulation and noise reduction for buildings and the Institute of Acoustics & Association of Noise Consultants: Acoustics of Schools: a design guide. The design and internal noise levels must take into account requirements for ventilation and cooling.

REASON

To safeguard the amenity of the surrounding area in accordance with policies DMHB11 of the Hillingdon Local Plan Part 2 (2020) and policy EM8 of the Local Plan Part 1 (2012).

11 NONSC Noise 2

The rating level of noise emitted from any plant and/or machinery installed shall be at least 5 dB below the existing background sound level. The noise levels shall be determined at the nearest noise sensitive receptors (i.e. the existing school). The measurements and assessment shall be made following the methodology of British Standard 4142:2014+A1:2019.

REASON

To safeguard the amenity of the surrounding area in accordance with policies DMHB11 of the Hillingdon Local Plan Part 2 (2020) and policy EM8 of the Local Plan Part 1 (2012).

12 NONSC Crane management

Prior to above ground works a Crane Operation Plan shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Ministry of Defence (RAF Northolt) and Heathrow Airport Limited. The submitted plan shall include details of:

- cranes and other tall construction equipment (including the details of obstacle lighting) - Such schemes shall comply with Advice Note 4 'Cranes and Other Construction Issues'(available at www.aoa.org.uk/policy-campaigns/operations-safety).

The approved Crane Operation Plan (or any variation approved in writing by the Local Planning Authority) shall be implemented for the duration of the construction period.

REASON

In the interests of aircraft safety in compliance with Policy DMAV 1 of the London Borough of Hillingdon Local Plan Part 2 - Development Management Policies (January 2020).

13 NONSC No additional external lighting

There shall be no additional external lighting beyond that which is included within the plans hereby approved.

REASON

In order to protect the wildlife and ecological habitats within close proximity to the site in accordance with Policy EM7 of the Local Plan Part 1 (2012).

14 NONSC Secure by design

The building(s) and associated school site shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No dwelling shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to ensure the development provides a safe and secure environment in accordance with policy DMHB 15 of the Local Plan Part 2 (2020) and London Plan (2021) policy D11.

15 NONSC Fire safety strategy

The principles of the submitted Fire Strategy Report shall be implemented on site in conjunction with a suitably qualified consultant. Thereafter the development shall not be carried out other than in accordance with the approved Fire Emergency Plan.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy D12 of the London Plan 2021.

16 NONSC Pupil and staff cap

The total number of pupils at the school shall not exceed 1680 pupils and the number of staff shall not exceed 170 FTE.

REASON

To prevent the generation of additional traffic that could give rise to problems of safety and congestion on the surrounding roads, in compliance with Policy DMT1, DMT 2 and DMT6 of the adopted Hillingdon Local Plan : Part 2 - Development Management Policies (2020)

17 NONSC Bird hazard management

Prior to above ground works, a Bird Hazard Management Plan shall be submitted to and approved in writing by the Local Planning Authority in consultation with Heathrow Airport Limited and the Ministry of Defence. The submitted plan shall include details of:

- management of any flat roofs within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design'

The Bird Hazard Management Plan shall be implemented as approved and shall remain in force for the life of the building.

REASON

In the interests of aircraft safety in compliance with Policy DMAV 1 of the London Borough

INFORMATIVES

1 152 **Compulsory Informative (1)**

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

2 153 **Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

LPP D12	(2021) Fire safety
LPP D14	(2021) Noise
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP D8	(2021) Public realm
LPP G1	(2021) Green infrastructure
LPP G7	(2021) Trees and woodlands
LPP HC1	(2021) Heritage conservation and growth
LPP S3	(2021) Education and childcare facilities
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP SI2	(2021) Minimising greenhouse gas emissions
LPP T3	(2021) Transport capacity, connectivity and safeguarding
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T8	(2021) Aviation
NPPF	National Planning Policy Framework
DMAV 1	Safe Operation of Airports
DMCI 1A	Development of New Education Floorspace
DMCI 2	New Community Infrastructure
DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 10	Water Management, Efficiency and Quality
DMEI 11	Protection of Ground Water Resources
DMEI 12	Development of Land Affected by Contamination
DMEI 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMEI 3	Decentralised Energy
DMEI 7	Biodiversity Protection and Enhancement
DMHB 4	Conservation Areas
DMEI 9	Management of Flood Risk
DMHB 3	Locally Listed Buildings
DMHB 11	Design of New Development
DMHB 14	Trees and Landscaping

DMHB 15	Planning for Safer Places
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 4	Public Transport
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking

3 170 **LBH worked applicant in a positive & proactive (Granting)**

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

4

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 d cor 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.

5

To manage potential construction noise and vibration issues from works on the existing teaching spaces it is recommended that the works are conducted with a s.61 consent under the Control of Pollution Act 1974.

The development must comply with the guidance in Building Bulletin 93: Acoustic Design in Schools.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises The Douay Martyrs School Cardinal Humes Campus, which is located on the west side of Long Lane in Ickenham.

The site accommodates a number of single-storey buildings, including the early 20th Century single-storey red brick main building, which is characterised by its steeply pitched tiled roof. It also accommodates playgrounds, car parking and associated facilities.

The school falls within a predominantly residential area and is immediately bounded by residential properties to the north, west and south.

The application site falls within the Ickenham Village Conservation Area as designated in the Hillingdon Local Plan. The main school building is locally listed. Long Lane is designated as a Local Distributor Road.

3.2 Proposed Scheme

The application proposes the demolition of blocks E, F, G and H. These would be replaced by a single storey permanent building to the rear of block A. In addition to the permanent building a set of temporary modular buildings are to be constructed one of which would be located on top of the permanent building in order to provide temporary teaching spaces whilst the refurbishment works to Block A are completed (works to Block A are being considered under a live separate planning application).

The new permanent teaching block (referred to as Block J) would occupy a larger footprint than the existing buildings and would accommodate mainly spaces dedicated to 6th form students such as a study room, ICT suites, social areas and a dining area. The proposal would increase the capacity of teaching space at the school by the addition of the first floor. However no increase in pupil numbers is proposed at the school as a result of the works.

The floorspace of these buildings to be demolished is 544sqm and the floor area of the proposed permanent single storey building is 630 sqm GIA thus there would be an 84 sqm increase. The additional temporary ground floor elements to this building are 132 sqm and the temporary first floor has a floor area of 696 sqm. The further freestanding temporary building has a floor area of 146.5sqm. The total temporary floorspace is therefore 974.5 sqm.

The proposed permanent increase in floor space is not considered to be significant and taking into consideration the poor state of the existing buildings it is clear that the school would benefit from new teaching space to accommodate the existing student population.

The new building would measure approximately 7.7 metres from the ground level to the top of the temporary first floor structure which once removed will reduce the height to approximately 4.7 metres. The width of the new block would measure approximately 19 metres and this would remain the same once the temporary first floor element is removed as would the vast majority of its depth which would measure approximately 50 metres.

The proposed plans illustrate a temporary ancillary building is to be constructed near to the boundary shared with 19 Gilbey Close and this would measure approximately 10 metres in width, 18 metres in depth and would be characterised by a temporary modular design with

a flat roof measuring approximately 3.4 metres in height.

The new two storey building would measure approximately 10 metres in height, 55 metres in width and approximately 19 metres in depth. As the building is located in area which is identified as being at risk of flooding the finished floor levels have been raised as a form of mitigation. As such a ramp is proposed in order to meet accessibility standards, at both the entrance and exist which are located at either of the front facade.

The new school building has been designed in a linear shape and suitably located at the centre of the school to be suitably located for the existing service routes and close proximity to the existing buildings and access around the site.

The proposed elevations illustrate a functional design approach has been adopted. The rectangular building is of a similar shape to the existing block and would be constructed of materials similar to those of the surrounding buildings which include the other locally listed buildings which form the square in the centre of the campus. A canopy has been included in order to improve the circulation space outside making it easier for pupils and teachers to move between the buildings.

3.3 Relevant Planning History

6683/APP/2020/4038 Douay Martyrs School, Cardinal Hume Campus 86 Long Lane Ickenh

Alterations to existing building, comprising replacement of windows, roof lanterns, soffits and fascias, new high level louvres, single storey in-fill and rear extensions, new hard and soft landscaping and tree works to frontage.

Decision:

Comment on Relevant Planning History

The above planning application is currently under consideration and relates to works to Block A.

4. Planning Policies and Standards

Development Plan

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)
The Local Plan: Part 2 - Development Management Policies (2020)
The Local Plan: Part 2 - Site Allocations and Designations (2020)
The West London Waste Plan (2015)
The London Plan (2021)

Material Considerations

The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

UDP / LDF Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.CI1	(2012) Community Infrastructure Provision
PT1.EM1	(2012) Climate Change Adaptation and Mitigation
PT1.EM6	(2012) Flood Risk Management
PT1.EM7	(2012) Biodiversity and Geological Conservation

Part 2 Policies:

LPP D12	(2021) Fire safety
LPP D14	(2021) Noise
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP D8	(2021) Public realm
LPP G1	(2021) Green infrastructure
LPP G7	(2021) Trees and woodlands
LPP HC1	(2021) Heritage conservation and growth
LPP S3	(2021) Education and childcare facilities
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP SI2	(2021) Minimising greenhouse gas emissions
LPP T3	(2021) Transport capacity, connectivity and safeguarding
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T8	(2021) Aviation
NPPF	National Planning Policy Framework
DMAV 1	Safe Operation of Airports
DMCI 1A	Development of New Education Floorspace
DMCI 2	New Community Infrastructure
DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 10	Water Management, Efficiency and Quality
DMEI 11	Protection of Ground Water Resources
DMEI 12	Development of Land Affected by Contamination
DMEI 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMEI 3	Decentralised Energy
DMEI 7	Biodiversity Protection and Enhancement

DMHB 4	Conservation Areas
DMEI 9	Management of Flood Risk
DMHB 3	Locally Listed Buildings
DMHB 11	Design of New Development
DMHB 14	Trees and Landscaping
DMHB 15	Planning for Safer Places
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 4	Public Transport
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **3rd February 2021**

5.2 Site Notice Expiry Date:- **21st January 2021**

15th March 2021

6. Consultations

External Consultees

100 letters were sent to local neighbouring properties, a site notice displayed outside of the site and the development was also advertised in the local press. A 14 day re-consultation has also been undertaken. All consultation expires on 15th March 2021.

At the time of writing this report 41 responses were received of which 27 stated support for the proposal and 14 raised objection to proposal. A summary of the concerns raised within the objections is below:

- Flooding
- Noise from students
- Overlooking from the temporary classroom
- Temporary classroom will become permanent
- Parking stress
- Construction noise and general disruption to residents
- Lack of security
- Over-development
- Impact to the character and appearance of the area / Conservation Area

A summary of the comments in favor of the development are below:

- Existing buildings are not adequate for pupils
- Enhancement to the school is required
- Development will help to meet the needs of existing and future pupils
- School provides a benefit to the community which needs to be up-kept
- Development would create a safer environment for students
- Enhancement to schools should be supported as they are essential
- Great design

HEATHROW SAFEGUARDING

We have now assessed the below application against safeguarding criteria and can confirm that we have no safeguarding objections to the proposed development.

NATS (summary)

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

MOD (summary)

Aerodrome Heights Safeguarding zone

The proposed development site occupies the statutory height and technical safeguarding zones that ensure air traffic approaches and the line of sight of navigational aids and transmitters/receivers are not impeded. The airspace above and around aerodromes is safeguarded to maintain an assured, obstacle free environment for aircraft manoeuvre. Having reviewed the plans for this proposal I can confirm the MOD has no safeguarding concerns with the heights of the development.

Birdstrike statutory safeguarding zone

The application site also occupies the birdstrike safeguarding zone surrounding RAF Northolt. Within this zone the principle concern of the MOD is the creation of new habitats may attract and support populations of large and or flocking birds close to the aerodrome. The proposed single storey building will have a flat roof. Flat roofs in general have the potential to attract and support hazardous breeding large gulls. Given the close proximity to RAF Northolt, any additional breeding gulls in this location have the potential to impact on flight safety. Therefore, a call off Bird Management Plan (BMP) is recommended in order to ensure that the site does not attract hazardous birds to the vicinity of RAF Northolt.

The BMP shall include measures to minimise any increase in the numbers of hazardous species (primarily large gulls) as a result of the proposed development by ensuring provisions are in place to minimise and, when required, disperse or otherwise control the numbers of birds present on site. To facilitate this, it will be necessary to ensure the roofs are accessible for personnel engaged in the bird control activities.

Subject to the above design requirements and BMP being included as conditional requirements in any planning permission granted, I can confirm the MOD has no objections to this application.

GLAAS

No objection

HEATHROW SAFEGUARDING (summary)

No objection.

Internal Consultees

URBAN DESIGN AND CONSERVATION

Historic Environment Designation (s)

- Ickenham Village Conservation Area (IVCA)

- Setting of Locally Listed Building - Douay Martyrs School, Cardinal Hume Campus (non-designated heritage asset)

Assessment - background/significance

The application site area associated to this application is located in the northern corner of the school site, and currently comprises of a collection of single storey structures, blocks E, F, G and H. The blocks are of varying forms and arranged in a piecemeal manner.

Blocks E and F appear to date from the late 1940s and hold some historic interest. The government's expansion of education and increase to the school leaving age, resulted in the need for additional and new school buildings. In post-war Britain this led to the construction of low-cost prefabricated buildings, and as identified in the Design and Access statement, these became commonly known as HORSAs (Hutting Operation for the Raising of the School-Leaving Age). Blocks H and G are much later in date and appear to be standard portacabin style structures of no significant interest.

The application site forms part of the setting and original curtilage of the Locally Listed building fronting onto Long Lane. The Locally Listed Building dates from the 1930s and was built on land which originally formed part of the Grade I listed Swakeleys House estate, located to the north-west of the site. It formed part of the Metroland development of Ickenham, influenced by the railway, providing a larger school for the expanded population of the area. Expanses of rural open land was sold off and developed for housing dramatically altering the rural character of Ickenham Village. Today the area is defined by its suburban character with many dwellings designed in a garden suburb style.

The original school building positively contributes to the character and appearance of the conservation area, reflecting the garden suburb aesthetic of Ickenham. Its architectural and historic

interest is duly recognised by its Local Listing.

As existing it is one and a half storeys with the first floor contained within the steeply pitched, plain clay tiled roof form. The elevations are finished in a red brick with attractive multi-paned, tall windows on all elevations. In considering other school buildings built at the same time in Middlesex, the original windows were most likely single glazed, metal (Crittall) windows set within timber frames. It is understood that these make up the majority of existing windows. Unfortunately, some original windows have been replaced with timber and inappropriate uPVC alternatives.

The building is arranged in a quadrangle form with a small internal open courtyard. This form was adopted by many other school buildings of a similar date within Middlesex. The general plan arrangement of the original building has been in most retained however during the mid-20th century two blocks were added to the original building, one within the internal courtyard and the other along the north-eastern elevation.

It is likely the building was designed by the Middlesex County Council Architects department, who adopted a utilitarian approach in constructing the building in a bid to reduce costs, however the typical Victorian school courtyard layout was incorporated in the overall design concept. Many Middlesex school buildings designed by the County Architects department benefit from being included on the National Heritage List for England (NHLE).

The 1930s building was originally built as Ickenham County Council School replacing the Ickenham Church School which was demolished due to road widening. During the mid-20th century the school became Swakeleys Girls School. In 1974 the school then became part of Douay Martyrs School. Douay Martyrs School is a Roman Catholic Secondary School spread over two sites along Long Lane. The Cardinal Hume campus retains the original school building. However, the original site has been further developed, significantly altering its character and appearance and resulting in a negative impact on the setting of the locally listed building. A number of independent built forms all varying in design, scale and appearance have been added to the site, somewhat arranged in a disorganized manner.

The amount of open space to the rear of the original building has significantly been reduced and is entirely occupied by hardstanding. The front of the site is verdant in appearance with a grassed area and mature vegetation which obscures parts of the building's elevations. In 2016 the previous timber panel fence was replaced with the existing black metal railings

Pre-liminary matters

This application is one of two currently live applications which have been submitted in relation to this site. The other application is for the refurbishment and extensions to the Locally Listed Building (Blocks A and I) (ref: 6683/APP/2020/4038). The two applications are running parallel to one another. Whilst the assessment of each application is independent, the implementation of proposed works to the Locally Listed building (Blocks A and I) are somewhat reliant on the determination of this application. Careful consideration must be given towards the conservation of heritage assets.

The submitted proposed site plan and masterplan includes annotations indicating the temporary and permanent blocks. The numbers are assumed to be incorrect in relation to the temporary rear single storey element to Block J and ancillary building along the northern boundary, which are shaded as temporary but numbered as permanent. It would need to be clarified that this is a drawing error.

Assessment - impact

Demolition of existing buildings

The demolition of Blocks E, F, G and H would be relevant demolition within a conservation area. As noted above, Blocks E and F are of some historic interest however after inspecting the exterior of the buildings and reviewing the information submitted it is clear they are of little architectural merit.

The existing buildings are of low importance to the significance of the heritage assets identified above. The demolition and loss of the buildings would be deemed admissible in this instance.

Temporary & Ancillary Blocks (Block J)

As mentioned above, the proposal for a temporary new block over the proposed permanent single storey structure, relates to works proposed under application reference: 6683/APP/2020/4038. It is recognised that the intention of these works are to minimise disruption to the school. The proposed temporary structures would result in a two-storey modular built form and a single storey ancillary block along the northern boundary. Whilst its existence is intended to be temporary, the scale of the structure and proposed finish would inevitably have a harmful impact on the conservation area and setting of the Locally Listed building. The boxy appearance of the structure at first floor would be starkly contrasting to the surrounding environment and the scale of the building would have a significant presence from various aspects, from within the school site, neighbouring sites and the public realm.

The temporary single storey ancillary building, along the northern site boundary, would continue the inappropriate historic precedent of sprawling buildings on the school site. Whilst the height and scale of the building would limit its presence in wider views, its positioning would allow it to be seen from Long Lane.

The standard factory finish to the temporary buildings, a grey steel-clad exterior, would be unambiguously utilitarian in appearance, and would not be supported from a conservation perspective. As per previous comments and discussions, it is strongly recommended that the appearance of the buildings is softened, to some extent, as they would be in existence for a significant period of time. Notwithstanding of the building's temporary existence, the harm to the conservation area would have an impact on how it is experienced and appreciated.

In considering the temporary life of the proposed buildings in question and wider benefits to adjacent Locally Listed Building, a balanced judgement would need to be considered. If this application is to be determined favourably, the proposed lifespan of the temporary structures/buildings, indicated to be approximately 12 months, would need to be robustly controlled to ensure they are removed once works to the Locally Listed building have been completed. In order to safeguard against the impact on the historic environment, a condition and/or legal agreement would be required, clearly stating the timescale in which the temporary structures would need to be removed, and the finishing works to the permanent Block J. This should also be supported by a programme of works.

Permanent block (Block J)

The ground floor of the temporary block would be retained however at a slightly reduced depth to form the proposed permanent new block to this site. This building would replace the existing collection of structures in the northern corner of the site. As per previous comments, the consolidation of the existing structures would be considered positive enhancement. However, establishing a permanent independent structure in this location would to some degree continue the poor precedent of new built forms sprawling across the school site.

As mentioned in previous discussions the modular nature of the building's construction would lack the quality that is usually expected in conservation areas. Block J would be boxy in form, with visual interest highly reliant upon its material finish. There would be some concerns in regard to the lifespan of the modular building and the potential of its setting an unwelcome precedent in the conservation area. The building would cause some harm to the conservation area. A traditionally constructed, brick and mortar, building has a greater sense of perpetuity. In one view, the proposed building would be a long-term, temporary solution for the school. Nevertheless, rather poetically, modular construction does to some extent relate to the manner in which the HORSAs were constructed.

The single storey nature of the structure would assist in limiting views of the building from surrounding roads. However, the loss of vegetation towards the front of the site would open up views of the site and proposed building from Long Lane. This would alter the context in which the Locally

Listed Building is seen and the setting in which it is experienced. There would be some harm to the setting of the Locally Listed Building.

The positioning of the proposed block would, evidently allow for an increased gap between Blocks A and J. This would provide a better separation between the historic and modern built forms on the site.

The large area of flat roof is a contrasting roof form when considering the character and style of the original Locally Listed building on the site. Like other modern blocks on the site it would to some extent detract from the original garden suburb character of the site, resulting in some harm. However, in considering the alternative design solutions and institutional use of the site a reasonable balanced approach has been considered in this instance. In accepting the principle of a flat roof, it is strongly recommended the roof is upgraded to a green roof, providing a much needed ecological (green) enhancement to the site. The height of the parapet would provide an ample depth to support the construction of a potentially semi-intensive green roof. It would improve the long-term appearance of the modular building, providing an enhancement to the natural environment and potentially a more energy efficient new building.

The external finish to the permanent building is intended to complement the original Locally Listed building. From previous discussions it is understood that the elevations are proposed to be externally clad with brick slips. The material concept would relate to the Locally Listed Building which would be deemed a commendable approach. The main facing brick slip is proposed to match the existing Locally Listed Building with detailing in a darker brick slip around the windows and along the parapet line. The detailing would positively articulate the elevations of the modular building and would be considered essential in avoiding a flat, monotonous appearance to the building. Product details and samples of the building's external finish would be required prior to commencement of works. Samples would need to be inspected on site (within context). If this information cannot be provided at this stage it would need to be covered by way of a condition.

There would be no objections to the proposed black, aluminium framed double-glazed units (DGU) in this instance. They would subtly frame the openings and tie in with the finish to the parapet. Product and manufacturer details of the proposed external windows and door would also need to be submitted. As with the external materials above, if this information cannot be provided at this stage it would need to be covered by way of a condition.

Landscaping and vegetation

As briefly mentioned previously the proposed removal of trees along the front would further expose the site allowing for clearer views into the school site from Long Lane, particularly from the southbound carriageway due to the curve in the road. Block J would also be visible from the adjacent cul-de-sac, Gilbey Close, to the north of the site, particularly the two-storey temporary block, for its proposed lifespan. As existing the site boundary is very exposed and bare, visually this would be particularly harmful. It is noted that the proposal includes 'planting up' the northern boundary however vegetation should not be used to mitigate against inappropriate development, whether temporary or permanent. It would be useful if verified views of the site were submitted as part of this application.

The proposed inclusion of a 2.4m weldmesh fence within the site and in close proximity to the Locally Listed Building would be considered in principle unacceptable. It would create an inappropriate fortified appearance to the site, unacceptably harming the setting of the Locally Listed Building. The 2.4m height of the fence would be considered excessive particularly when compared to the front boundary railings. A significantly shorter fence (ideally 1.2m in height) could be considered. It is strongly advised the soft landscaping is robust providing the much needed green enhancement to the space. In any instance no part of the fence should be affixed to the Locally Listed Building.

Harm

As stated within the assessment above, the proposed development would result in some harm to the conservation area and setting of the Locally Listed Building. It is recognised that, harm in terms of the permanent, single storey, Block J would be less than that caused by the temporary two-storey Block J and ancillary building. The National Planning Policy Framework (NPPF, 2019) does not provide an extensive range in defining the degree of harm to heritage assets. It is agreed that the temporary and permanent blocks would not lead to substantial harm in this instance, however it would result in less than substantial harm to the conservation area and setting of the Locally Listed Building, particularly the two-storey structure. Therefore paragraphs 196 and 197 of the NPPF (2019) would need to be applied in this instance. Consideration would also need to be given towards paragraph 193 of the NPPF (2019) in terms of conservation of heritage assets. A well-balanced judgement would need to be considered in this instance. The decision maker would also need to consider duties under section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, in relation to the preservation and/or enhancement of the conservation area.

HIGHWAYS

Site Characteristics & Background

The Douay Martyrs RC school is a secondary school which is split into two campuses (Arrowsmith & Cardinal Hume - both approximately 150m apart) and sixth form academy comprising of 1,449 pupils and 125 FTE staff. The Cardinal Hume campus is the subject of this application and is located on the northern side of Long Lane which is predominantly residential in nature and located approximately one kilometre from Ickenham Village centre. There are 2 existing vehicular access points on the northern and southern corners of the site envelope from Long Lane. The former serves as an access to 17 on-plot parking spaces and two mini-bus spaces and the school operates an existing travel plan.

The vast majority of residential properties surrounding the school possess generous on-plot parking facilities which lessen overall demand for on-street parking. There are some short stretches of unrestricted roadway located in the vicinity within the adjacent residential slip roads running directly alongside Long Lane, however in general, the area is covered by a mix of varying parking controls. These include double yellow lines and all day/part time waiting restrictions operating during the working day and the address exhibits a public transport accessibility level (PTAL) rating of 2 which is considered as low and therefore heightens dependency on the use of private motor transport.

There are two separate and concurrent planning applications submitted with one for the refurbishment and extension works to 'Block A' fronting Long Lane (6683/APP/2020/4038) and the other (6683/APP/2020/4068), which comprises of the demolition of existing buildings (Blocks E,F,G and H) to the rear of the site and the construction of a permanent replacement new single storey sixth form facility (Block J) together with temporary teaching accommodation provided as a decant facility during construction of the permanent building (10 to 18 month duration).

The 'Block A' application would require temporary school classrooms to be implemented above the proposed sixth form centre with a temporary ancillary facility. To accommodate activity and a temporary 'decant' classroom facility during the 'Block A' works, the 17 on-plot parking spaces accessed via the northernmost access would be unavailable for a staggered period of time during the phased construction period with 4 (inclusive of 2 disabled compliant) and then 8 spaces (inclusive of 2 disabled compliant and 2 mini-bus spaces) being incorporated within final designs.

It is highlighted that the proposals are intended as a reconfiguration of the site campus on operational grounds with existing pupilage remaining unchanged as a consequence of the redevelopment.

Parking Provision/School Travel Plan

Local Plan: Part 2 Policy - DMT 6 requires that new development will only be permitted where it accords with the Council's adopted parking standards unless it can be demonstrated that a deviation

from the standard would not result in a deleterious impact on the surrounding road network. As the proposals are a reconsolidation of existing activities without an increase in pupillage, there are no specific requirements for additional on-plot parking provisions, but the existing 17 spaces would be reduced to 8 (including 2 disabled compliant) once final designs are implemented. However, it is noted that the applicant highlights that the existing school travel plan is to be enhanced and as a result would assist in compensating for the loss of spaces.

In addition, given the extent of parking controls in the area and generous on-plot parking provisions for individual residential properties in the vicinity (which reduces on-street parking demand), any long-term displacement onto the public highway during construction and post-scheme completion is likely to be minimal and therefore not envisaged to cause undue harm to the general locality.

Henceforth, the above reasoning together with a revised travel plan (to be secured by way of planning condition) and associated SMART targets which aim to further encourage sustainable travel modes is considered as sound justification for the acceptance of a 'marginally' lower on-plot parking quantum for the school during and post-construction.

Cycle Parking

A total of 32 cycle spaces are in place for the whole campus (20/12 spaces on the Arrowsmith/Cardinal Hume campuses respectively). Although pupillage is not proposed to increase, a recent school travel survey conducted in line with the existing school travel plan revealed that 31 pupils and 8 staff expressed interest in cycling to and from the school.

Local Plan: Part 2 minimum cycle standards suggest that 1 secure and accessible space should be provided per 10 staff and students resulting in a requirement of 4-5 spaces. The applicant proposes 7 additional spaces which is considered acceptable but as detail is absent, this aspect would need to be secured via planning condition.

Vehicular Trip Generation

Local Plan: Part 2 Policies DMT 1 and DMT 2 require the Council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Given the reduction in on-plot parking provisions, a revised school travel plan together the pupillage remaining unchanged, it is anticipated that there will be no discernible difference in vehicle bound activity once the new build is delivered hence any generated activity can therefore be absorbed within the local road network without notable detriment to traffic congestion and road safety.

Construction Phase Health & Safety Plan (CPHSP)

Construction vehicle routing options to the address are physically limited and would occur from either the north and/or south on Long Lane with physical access into the site envelope taken from the northern aperture off Long Lane which then would remove the school's on-plot parking facilities during construction. The applicant has already undertaken preparatory work in this respect as part of a transport assessment (TA) with particular regard to demonstrating (via a 'vehicle tracking exercise') that construction and smaller vehicles delivering materials can enter and leave the site in a forward gear which conforms to recommended best practice based on operational and highway safety grounds. To further complement this aspect, a trained banksman/traffic marshal would be on hand to help ensure vehicle and pedestrian safety.

In tandem with the TA, the applicant has also submitted a robust 'Construction Phase Health & Safety Plan' which includes a vehicle movement analysis related to estimated weekly site attendance by the dominant Light and Heavy Goods Vehicles (LGV's & HGV's) over the anticipated 72- week construction programme. Figures indicate that numbers are unlikely to exceed 20 two-way vehicles per week (with nominal car/van attendance) at the peak of project activity. This estimation is considered realistic and reflective of the need to meet construction time-lines. In terms of LGV/HGV

movements, the above 'worst-case' scenario is therefore considered di-minimis in terms of traffic imposition on base-line highway network traffic flows given the inherent dilution of vehicle activity over each weekly period.

Conclusion

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Local Plan: Part 2 Development Plan Policies DMT 1, DMT 2 & DMT 6 and Policies 6.3, 6.9, and 6.13 of the London Plan (2016).

LANDSCAPING (summary)

I refer to the submission of amended / additional details on 18/02/2021 and your emailed queries of 22/02/2021: RECOMMENDATION Condition 1. Details of soft landscape Wynne-Williams Landscape Masterplan ref. 0101 Rev P10 shows the tree planting and 'planting for biodiversity' along the site frontage - labelled 'combined site boundary for planning applications' - that is to say the previous application (option 1) and the current application. Drawing 0301 Rev P04 provides a planting plan and plant schedules for the new block, car park and access road. Drawing ref. 0300 Rev P04, dated 08/01/2021, specifies the Planting and Biodiversity Plan for the site frontage. The proposed planting plans are acceptable - and confirm that the planting along the frontage forms part of this scheme - in common with the previous scheme (option 1). However, condition 1(b) also requires a landscape specification (document) which has not yet been submitted. Unless this is forthcoming prior to determination, condition 1b should be applied. Condition 2(a) If the refuse store is irrelevant please delete the condition. Condition 3. Green roofs and walls Rivington Street Studio drawing ref. 12.25 shows the temporary roof plan and the permanent sedum green roof proposed for Block J. The 'detail' is restricted to a simple annotation on the plan. Additional information about the product / roof make -up and maintenance is required - maintenance could be included within the landscape maintenance document under Condition 4 (see below). Condition 4. Details of landscape management and maintenance is still required to secure a management / maintenance plan (document).

CONTAMINATED LAND

1 Summary of Comments:

I have reviewed the following reports:

- Title: Douay Martyrs School, Ickenham, UB10 8SX, Phase 1 Contaminated Land Assessment; Ref: TB/CS/P20-2086/01; Date: November 2020; Prepared by Create Consulting Engineers.
- Title: Report on a Site Investigation at Douay Martyrs School Cardinal Hulme Campus; Ref: C15134; Dated: December 2020; Produced by: Ground Engineering Limited.

The Phase 1 report identify potential pollutant linkages which are considered to represent risks to human health. Conclusions and recommendations within the report thereby identify requirements for a site investigation to be conducted, to confirm the extent and/or significance of any pollutant linkages that may be present.

The report on a subsequent site investigation (SI) conducted at the site confirms the presence of various contaminants, however, with the exception of polycyclic aromatic hydrocarbons (PAH), assessment of chemical test results demonstrated there were no identified contaminants which exceeded the adopted generic assessment criteria.

All identified contaminants were detected in the Made Ground materials with a thickness typically between 0.2m and 1.4m below ground level at the site.

The Remediation Method Statement (RMS) develops findings from the SI into a sequence of process which are designed to suitably address the contaminated Made Ground and ensure the land will be suitable for the proposed use.

I recommend the following condition/s for land affected by contamination be applied if planning permission is awarded:

(i) All works which form part of the remediation scheme shall be completed before any part of the development is occupied or brought into use unless the Local Planning Authority dispenses with any such requirement specifically and in writing. The scheme shall include all the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(ii) If during remedial or development works contamination not addressed in the submitted remediation scheme is identified an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and

(iii) Upon completion of the approved remedial works, this condition will not be discharged until a comprehensive verification report has been submitted to and approved by the LPA. The report shall include details of the final remediation works and their verification to show that the works have been carried out in full and in accordance with the approved methodology.

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority.

REASON To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Hillingdon Local Plan: Part 2 (January 2020) Policies - DMEI 11: Protection of Ground Water Resources and DMEI 12: Development of Land Affected by Contamination.

3 Observations:

The reports suitably outline pollutants that are confirmed to be present and which represent a moderate to low risk and thereby require remedial works to be conducted (briefly outlined/summarised in this response as follows):

- Made Ground materials are confirmed to be the source of key contaminants of concern and thereby the materials are classified as unsuitable for reuse at exposed (landscaped) surfaces.

- The SI report provides a preliminary outline of various remedial options and suitable methodologies available for consideration.

- The RMS provides further detailed information concerning the selected options to mitigate the identified moderate to low risk. The remedial works include (but are not limited to):

1. conducting additional soil testing to check suitability of existing Made Ground materials for reuse in proposed areas of landscaping where underlying soils will be exposed.

2. removal of made ground as required in applicable locations (i.e. to a suitable depth or down to natural strata).

3. introduction of an adequate cover systems as applicable (e.g. buildings and hard standing)
4. introduction of a suitable barrier layer (minimum 0.6m depth) comprising imported clean cover materials (as applicable) in areas of landscaping

if planning permission is awarded the LPA would require verification details to confirm and demonstrate that all remedial works are completed in accordance with the RMS, including provision of further details as other information that would be required to comply with the recommended conditions as imposed

AIR QUALITY

The proposed redevelopment is located within the LBH Air Quality Management Area and within the Hillingdon A40/Long Lane Focus Area catchment area where current high ambient annual mean values exceed the limit value to safeguard public health for nitrogen dioxide. However, the proposal is air quality neutral and the capacity of the school (in terms of pupils) will not increase as a result of the proposed refurbishment and redevelopment of the site. As such, the total trips generated by the school will not vary significantly following the proposed newbuild facility and refurbishment/extension.

The development is considered clean by design, projected to have no detrimental effects on parking capacity, vehicle traffic and neighbouring amenity in the surrounding area. Therefore, no additional mitigation is required. Two Air Quality conditions are required to both further develop the existing school Travel Plan to make it more effective and measurable and manage the construction fleet as per Mayor requirements. See text below.

Condition Air Quality - Addendum to the Existing Travel Plan

1. No construction works shall be undertaken until a clear and effective addendum to the existing Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The addendum shall include, but not be restricted to:
 - a) Additional measures to foster the use of electric vehicles,
 - b) Provision of an electric vehicle fast charging bay. This is to be implemented as a replacement of the minimum requirements as per the London Plan, The measures in the agreed scheme shall be maintained throughout the life of the development.

Reason - As the application site is within an Air Quality Management Area and to reduce the impact on air quality in accordance with policy EM8 of the Local Plan: Part 1 (November 2012), policy DME1 14 of the emerging London Borough of Hillingdon Local Plan (part 2), London Plan Policy 7.14, Mayor's Intent to Publish London Plan Policy S11, and paragraph 170 of the National Planning Policy Framework (2019).

Conditions - Reducing Emissions from Demolition and Construction

A No development shall commence until a Plan has been submitted to, and approved in writing by, the LPA. This must demonstrate compliance (drawn up accordance with) the GLA Control of Dust and Emissions from Construction and Demolition SPG (or any successor document).

Reason: Compliance with London Plan Policy 7.14 and in accordance with Mayor of London "The Control of Dust and Emissions from Construction and demolition (or any successor document).

B Non-road mobile machinery (standard condition recommended by Mayor of London, London Local Air Quality Management Policy Guidance 2019) All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction

and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>."

Reason: Compliance with the London's Low Emission Zone for non-road mobile machinery as per requirements of the London Environment Strategy

FLOODING

A revised drainage strategy has been provided to support the application and I am able to remove my objection. There will now be permeable surfacing and rain gardens in the external areas surrounding the new building and along the access road. In the permanent case, there will be a green roof on the building. The drainage strategy can now be considered to use Sustainable Drainage Systems and proportionately uses the available space on the site. Additional information has been provided to set out the management and maintenance activities for the drainage network. The pipe connecting the system to the existing network will be replaced to provide more favourable gradients.

ECOLOGY

No comments

ENERGY

No comments

POLICY

No comment

ACCESS

In assessing this application reference is made to policy D5 and S3 as set out in the 2019 (intend to publish) London Plan. Reference is also made to the 2016 London Plan and its contained policy 7.2. This proposal essentially seeks permission to refurbish the existing school building and to construct an infill extension and various alterations including relocation of the pupil and visitor entrances to the north of the site. It is understood that level access would be provided from Long Lane to the new building entrances. It is noted from the submitted drawing that the existing accessible W/C is not sized to the current standard, so the opportunity to provide up to date facilities is welcomed. The content of the Design and Access statement is noted, with the following improvements highlighted: - Improve reception facilities including Part M compliant reception desk. - Additional accessible and ambulant w/c facilities. - Improved staff area with accessible tea making facilities. - Cross corridor doors on hold open devices to allow ease of movement along main circulation. - Powered doors to principal entrances. - Internally new furniture is proposed with accessibility in mind and includes adjustable height desks. - New internal doors are proposed throughout (current doors swing into the corridors and provide a hazard plus are often undersized and have poor quality vision panels. In view of the above, no particular concerns are raised however, the applicant should be made aware of their Equality Act 2010 obligations to improve accessibility and eliminate discriminatory practices that could prevent a disabled student from participating fully in this educational environment. To this end, the following informative should be attached to any approval: 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.

SCHOOL PLACEMENTS OFFICER

We have no objection to setting a maximum number of pupils in the school at 1680. Currently there are 1449 pupils on roll, as in most schools the two post-16 year groups are smaller than the Published Admissions Number. This gives the school some flexibility and they have admitted an extra 30 pupils over the 240 into Year 7 for the three years up to this coming September so will need to manage their post-16 admissions over the next few years to ensure they keep within the total.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

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

Paragraph 94 of the NPPF (2019) states that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- Give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
- Work with schools' promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

Policy S3 of the London Plan (2021) sets out support for improving education and early years provision across London.

Policy DMCI 1 of the Hillingdon Local: Part 2 - Development Management Policies (Jan 2020) 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."

Policy DMCI 1A of the Hillingdon Local: Part 2 - Development Management Policies (Jan 2020) states that proposals for new schools and school expansions will be assessed against the following criteria:

- A) The size of the site, its location and suitability to accommodate a new school or school expansion taking account of compatibility with surrounding uses, and existing planning policy designations (e.g. conservation areas, MOL, Green Belt).
- B) The impact on green open space, games pitches, outdoor play and amenity space, taking account of the character of the area, whether the site is within an area of open space deficiency and whether the school has sufficient outdoor space for play and games.
- C) The location and accessibility of the site in relation to:
 - i) the intended catchment area of the school;
 - ii) public transport; and iii) the local highway network and its ability to accommodate new or additional school trips without adverse impact on highway safety and convenient walking and cycling routes to schools.
- D) The extent to which the building design contributes towards the government target that schools and colleges should be zero carbon from 2016.

Having regard for the above policies it is clear that there is significant support at national, regional and local level for the improvement of educational and community facilities. Furthermore where there is strong policy resistance to the loss of existing educational facilities. The applicants planning statement and design and access statement provide

details relating to the current state of the existing buildings which have come to the end of their life span.

Whilst the proposed two storey element of the scheme would present some adverse impact upon the character and appearance of the area, the wider Conservation Area and the amenities of neighbouring residents the harm would be temporary as the two storey element would be removed within 52 weeks of works commencing on site. The removal of the temporary structure will be secured within a legal agreement.

Taking the above into consideration and the significant policy support for school expansions the principle of development is considered to be acceptable.

7.02 Density of the proposed development

This section applies to residential development therefore it is not relevant to this application.

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

The application site is located within Ickenham Village Conservation Area and there is a Locally Listed building within the site boundary thus the following policies are relevant:

Paragraphs 196 and 197 of the NPPF (2019), state that where a development would result in the impact upon a heritage asset and assessment of the impact should be undertaken and appropriate weight afforded to whether the benefits of the proposal outweigh the potential harm.

Policy HC1 of the London Plan (2021) places emphasis on ensuring that developments integrate and preserve or enhance with heritage assets.

Policy HE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies, confirms that the Council will seek to "conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape" including, amongst other criteria, locally recognised historic features, such as Locally Listed Buildings.

Policy DMHB 3 of the Hillingdon Local: Part 2 - Development Management Policies (Jan 2020) states:

A) There is a general presumption in favour of the retention of buildings, structures and features included in the Local List. The Council will take into account the effect of a proposal on the building's significance and the scale of any harm of loss when considering planning applications, including those for major alterations and extensions. Proposals will be permitted where they retain the significance, appearance, character or setting of a Locally Listed Building.

B) Applications should include a Heritage Statement that demonstrates a clear understanding of the importance of the structure and the impact of the proposals on the significance of the Locally Listed Building.

C) Replacement will only be considered if it can be demonstrated that the community benefits of such a proposal significantly outweigh those of retaining the Locally Listed Building.

Policy DMHB 4: Conservation Areas New development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness. In order to achieve this, the Council will:

A) Require proposals for new development, including any signage or advertisement, to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area.

B) Resist the loss of buildings, historic street patterns, important views, landscape and open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area; any such loss will need to be supported with a robust justification.

C) Proposals will be required to support the implementation of improvement actions set out in relevant Conservation Area Appraisals and Management Plans.

The application site forms part of the setting and original curtilage of the Locally Listed building fronting onto Long Lane known as Block A for application purposes. The Locally Listed Building dates from the 1930s and was built on land which originally formed part of the Grade I listed Swakeleys House estate, located to the north-west of the site. The original school building positively contributes to the character and appearance of the conservation area, reflecting the garden suburb aesthetic of Ickenham. Its architectural and historic interest is duly recognised by its Local Listing. As existing it is one and a half storeys with the first floor contained within the steeply pitched, plain clay tiled roof form. The elevations are finished in a red brick with attractive multi-paned, tall windows on all elevations. In considering other school buildings built at the same time in Middlesex, the original windows were most likely single glazed, metal (Crittall) windows set within timber frames.

No objection is raised to the demolition of blocks E, F, G and H as the existing buildings are of low importance to the significance of the heritage assets. It is inevitable that the temporary two storey element of the proposal will result in some harm to the character and appearance of the Conservation Area and the setting of the Locally Listed building. Views of the structure would be seen from within the cul-de-sac in Gilbey Close and from outside of the site from Long Lane. Whilst it is noted that concerns have been raised regarding the design of the temporary elements of the proposal and whether this could be improved, consideration does need to be given to the fact that any potential harm would also be temporary and would be significantly reduced once the temporary modulars are removed. As such the proposed design is considered to be acceptable on-balance providing the applicants enters into a legal agreement to secure the removal of the temporary structures within 52 weeks of commencement.

With regards to the permanent building and its impact upon the Locally Listed building and Conservation Area, the single storey nature of the structure would assist in limiting views of the building from surrounding roads. It is noted that the height of the structure would result in some views being offered from the Gilbey Close cul-de-sac however it is noted that the school buildings can already be seen from this view point and therefore views of the new building are not considered to significantly diminish this view. It is noted that the Heritage and Conservation Officer highlights the vegetation to be removed from the frontage as a concern which could offer further views of the new building from Long Lane. Whilst this could be the case the removal of 1 tree is required to facilitate the construction of the development but 4 further trees will be planted along the frontage which will add additional screening. It is therefore considered that whilst there would be some harm to the setting of the locally listed building it would not be significant.

Revised plans also now propose the inclusion of a Green Roof which was requested by the Conservation Officer in order to off-set some of the harm resultant of the contrasting flat

roof proposed in comparison with the pitched roof of the Locally Listed building. This results in an improvement to the long-term appearance of the modular building, providing an enhancement to the natural environment and potentially a more energy efficient new building. Furthermore the permanent building is proposed to finished using brick cladding in order to tie in the appearance with the Locally Listed Building and the windows would be constructed using black aluminum double glazed units, both of which are considered to preserve the character and appearance of the Conservation Area and the setting of the Locally Listed building.

It is noted that the Heritage and Conservation Officer has raised concerns with the proposed 2.4 m high welded mesh fencing which would start from the rear elevation of Block A, extend across the parking area and then tunnel around the boundary of the site and this was thought to result in potential harm to the setting of the Locally Listed Building. The fence has been reduced to 2.1 m and whilst the fence would still result in potential harm to the setting of Block A it is set back far enough from the frontage that the main view from outside of the site would not be prominently disturbed. In addition whilst there are trees to be removed these would be replaced and therefore the potential harm would be restricted to views from within the site only over time. Furthermore the school has demonstrated the need for additional security fencing along the frontage. Taking these points into consideration the new fencing is considered to be acceptable on-balance.

As stated within the Heritage Officers comments it is clear that the development would result in potential harm to both the character and appearance of the Conservation Area and the Locally Listed Block A. It is considered that the potential harm would be less than substantial and the benefits of the proposal which include a better learning environment for the existing student population and the removal of the existing buildings which are not considered adequate for repair, the proposed development is considered acceptable on-balance. As such the proposal complies with paragraphs 196 and 197 of the NPPF (2019), policy HC1 of the London Plan (2021) and DMHB 3 and DMHB 4 of the Hillingdon Local Plan Part Two - Development Management Policies (2020).

7.04 Airport safeguarding

Policy DMAV 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states: A) The Council will support the continued safe operation of Heathrow Airport and RAF Northolt and will consult with the airport operator on proposals in the safeguarded areas. Proposals that may be a hazard to aircraft safety will not be permitted. This is compounded by Policy T8 of the London Plan (2021).

The relevant aviation authorities have been consulted including RAF Northolt. No objection has been raised.

7.05 Impact on the green belt

The application site is not located within or adjoining any designated Green Belt.

7.07 Impact on the character & appearance of the area

Paragraph 131 of the NPPF (2019) requires that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Policy D1 of the London Plan (2021) requires all development to make the best use of land by following a design led approach that optimises the capacity of sites. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth.

Policy DMHB 3 states that local planning authority should seek to protect, reuse and enhance locally listed heritage assets and their setting. This is compounded by London Plan Policy HC1 (2021) and paragraphs 189 & 195 of the NPPF (2019).

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) re-emphasises the importance of good design in new development by;

- A) requiring all new buildings and extensions to be designed to the highest standards, which incorporate principles of good design, such as harmonising with the local context by having regard to the scale, height, mass and bulk of surrounding buildings; using high quality materials and finishes; having internal layouts and design which maximise sustainability and the adaptability of the space; protecting features which contribute positively to the area and providing landscaping that enhances amenity, biodiversity and green infrastructure;
- B) avoiding adverse impacts on the amenity, daylight and sunlight of adjacent property and open space;
- C) safeguarding the development potential of adjoining sites and
- D) making adequate provision for refuse and recycling storage.

Policy DMHB 12 of the Local Plan: Part 2 (2020) re-emphasises the need for new development to be well integrated with the surrounding area and provides design criteria as to how this would be achieved.

The impact the proposed development would have upon the character and appearance of the area is mainly addressed in section 7.3 of this report. The proposed new building would be visible from various points outside of the site such as from the end of the cul-de-sac in Gilbey Close and from Long Lane. As mentioned above the scale of the new Block would result in some harm to the character and appearance of the Conservation Area thus there would be some harm to the character and appearance of the street scene.

In regards to the impact from the street scene along the Long Lane, the proposed new building would result in a taller building than those which already exist in the to be developed area of the site. As stated above more than half of the proposed floor space is temporary and is required to provide teaching space displaced during the refurbishment of Block A. The submission commits to removing the bulk of the new building within 1 year of the planning consent being issued leaving a single storey, 4.7 m high building to the rear of the two storey block A which dominates the views from the front of the site. This area of the site is currently dominated by buildings and hardstanding and once the temporary buildings are removed it is considered that the landscaping improvements would provide an enhancement to views from Long Lane. It is considered that there would be some impacts to the street scene views from Long Lane but these would be relative to the temporary part of the development.

With regards to the views from the cul-de-sac in Gilbey close, the new buildings would be visible from the end of the close between the houses on either side of the road. As stated above the majority of the impact is due to the scale and bulk of the temporary first floor which would be removed within 1 year of the grant of consent resulting in a drastic reduction in the potential impact. The remaining permanent building will still be viewed from this location however this would be viewed within the context of the larger two storey Block A which can also be seen from this view point. Landscaping enhancements are proposed along the boundary of the site which can be seen from this viewpoint and this includes replacement fencing which has dilapidated over time. This is considered to be

beneficial.

Taking the above points into consideration whilst the development would result in potential harm to the character and appearance of the street scene this would be drastically reduced once the temporary first floor and ancillary buildings are removed. The applicant has committed to removing these structures within 1 year of planning consent by including this within the heads of terms of the proposed legal agreement. As such the proposed development is considered to be acceptable and would comply with policy DMHB 11 and 12 of the Hillingdon Local Plan Part Two - Development Management Policies (2020) policy D1 of the London Plan (2021) and para 131 of the NPPF.

7.08 Impact on neighbours

Policy DMHB 11 (2020) requires that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The location within the school site which is proposed for redevelopment is bounded by residential properties north east within Gilbey Close and a residential care home direct to the east / south east of the site. The proposed plans illustrate that the new Block J would be located approximately 4.3 metres from the side elevation of No 19 Gilbey Close which is a similar separation distance to the existing Block G which is to be demolished. Notwithstanding this it is clear that the application proposes a taller structure which could result in adverse impacts upon the amenities of No.19. A daylight and sunlight report has been submitted in support of the proposed development and has been based on the potential impacts of the two storey development and not just the single storey permanent block which would have a negligible impact. The report concludes that the amenity space and rear facing windows would receive adequate daylight/sunlight in line with BRE standards. It is noted that No.19 benefits from a window within the side elevation which serves a stairwell and not a habitable room.

In terms of privacy the ground floor windows would be largely obscured by the replacement of the dilapidated boundary fencing however there are windows within the eastern elevation of the first floor which could potentially offer restricted views of the rear garden of No.19. The proposed plans demonstrate that the windows would be semi obscured to 1.7 m above finished floor level. The windows are tilt & turn with the vent restricted to 150mm which would reduce most any potential impact. Given the attempt to reduce the impact and the temporary nature of the first floor first floor structure the proposal is not considered to result in any significant long term adverse impacts upon the privacy of No.19.

In terms of other residential properties, the site is located within 26 metres to the residential care home (84 Long Lane) which sits further south towards the main highway and therefore would not be impacted by the new building. The temporary ancillary building would sit along the boundary shared with this residential care home but the closest building to it is an outbuilding. As such there would be no concerns over neighbouring impact to this facility.

Taking the above into consideration whilst it is agreed that the proposed development would not result in adverse impacts to the residential amenities of No.19 and the minor impact would be temporary as the school has demonstrated a commitment to removing the temporary floor space within 1 year of planning consent via a legal agreement. As such the proposed development is considered to be acceptable.

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

Policy DMT 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that:

A) Development proposals will be required to meet the transport needs of the development and address its transport impacts in a sustainable manner. In order for developments to be acceptable they are required to:

- i) be accessible by public transport, walking and cycling either from the catchment area that it is likely to draw its employees, customers or visitors from and/or the services and facilities necessary to support the development;
- ii) maximise safe, convenient and inclusive accessibility to, and from within developments for pedestrians, cyclists and public transport users;
- iii) provide equal access for all people, including inclusive access for disabled people;
- iv) adequately address delivery, servicing and drop-off requirements; and
- v) have no significant adverse transport or associated air quality and noise impacts on the local and wider environment, particularly on the strategic road network.

Policy DMT 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that:

- i) safe and efficient vehicular access to the highway network is provided to the Council's standards;
- ii) they do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents;
- iii) safe, secure and convenient access and facilities for cyclists and pedestrian are satisfactorily accommodated in the design of highway and traffic management schemes;
- iv) impacts on local amenity and congestion are minimised by routing through traffic by the most direct means to the strategic road network, avoiding local distributor and access roads; and
- v) there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing and committed roads, including along roads or through junctions which are at capacity.

Policy DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states:

A) Development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity. The Council may agree to vary these requirements when:

- i) the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity; and/or
- ii) a transport appraisal and travel plan has been approved and parking provision is in accordance with its recommendations.

B) All car parks provided for new development will be required to contain conveniently located reserved spaces for wheelchair users and those with restricted mobility in accordance with the Council's Accessible Hillingdon SPD.

The application proposes to demolish the multiple existing buildings to the rear of Block A as they have come to the end of their life span and replace them with a new block J. In addition a temporary first floor and single storey ancillary building would be constructed in order to accommodate teaching space which would be temporarily lost during the refurbishment of Block A. Whilst there would be an increase in overall teaching space once the temporary structures are removed this would not be significant (84sq.m) and the

submission states that there would be no increase in pupil numbers. As such no additional parking is required.

The proposed plans illustrate that the existing on-site parking provision would be reduced from 17 spaces to 9 (including 2 disabled compliant). Whilst this is regrettable there is a commitment within the submission to enhance the schools travel plan in order to which would compensate for the loss of spaces. Any concerns of possible parking overspill into surrounding streets is reduced by the fact that most benefit from some form of parking restrictions.

In terms of cycle parking provision it is noted that a recent travel survey conducted in line with the existing school travel plan revealed that 31 pupils and 8 staff expressed interest in cycling to and from the school. As such 7 new cycle spaces are proposed but shall be located within the Arrowsmith Campus across the road and will therefore need to be secured within the legal agreement as this campus does not fall within the development site.

The proposal would utilise the existing access and a construction management plan has been submitted which has been assessed by the Councils Highways Officer who has raised no objections to the proposal.

Taking the above into consideration the proposal is considered to be acceptable subject to the submission of an updated Travel Plan. The proposed would not raise any highway safety concerns, in accordance with Local Plan Part 2 Development Plan Policies DMT 1, DMT 2 & DMT 6, Policies T5 and T6 of the London Plan (2021).

7.11 Urban design, access and security

URBAN DESIGN

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) re-emphasises the importance of good design in new development by;

- A) requiring all new buildings and extensions to be designed to the highest standards, which incorporate principles of good design, such as harmonising with the local context by having regard to the scale, height, mass and bulk of surrounding buildings; using high quality materials and finishes; having internal layouts and design which maximise sustainability and the adaptability of the space; protecting features which contribute positively to the area and providing landscaping that enhances amenity, biodiversity and green infrastructure;
- B) avoiding adverse impacts on the amenity, daylight and sunlight of adjacent property and open space;
- C) safeguarding the development potential of adjoining sites and
- D) making adequate provision for refuse and recycling storage.

Policy DMHB 12 of the Local Plan: Part Two- Development Management Policies (2020) re-emphasises the need for new development to be well integrated with the surrounding area and provides design criteria as to how this would be achieved.

Urban Design related matters are discussed within sections 7.3 and 7.7 of this report. The design of a modular type building would not normally be supported within a sensitive location such as this. However the applicant has undertaken significant work to ensure that the exterior design of the building integrates with the surrounding buildings and lessens the potential impact to the character and appearance of the area. The type of brick cladding to

be used around the exterior of the permanent block J is considered to be appropriate and the detailing of the elevations which assist with breaking up of the block form of design. In addition a sedum is now proposed which is welcomed. The proposed design of the permanent building is considered to be acceptable and complies with DMHB 11 and DMHB 12 of the Hillingdon Local Plan : Part Two - Development Management Policies (2020).

SECURITY

Policy DMHB 15 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that the Council will require all new development to ensure safe and attractive public and private spaces by referring to the Council's latest guidance on Secured by Design principles. Development will be required to comprise good design and create inclusive environments whilst improving safety and security by incorporating the following specific measures: i) providing entrances in visible, safe and accessible locations; ii) maximising natural surveillance; iii) ensuring adequate defensible space is provided; iv) providing clear delineations between public and private spaces; and v) providing appropriate lighting and CCTV.

The application proposes additional security measures which would make the campus and school environment safer for pupils. These mainly include additional security fencing within the school grounds which would effectively permit restricted access into the campus car park but restrict further access into the main school areas using a 2.1 metre fence along the boundary of the car park from the edge of Block A across the boundary shared with the adjacent residential care home and No.19 Gilbey Close.

The application does not provide reference to how the development conforms with the principles of secure by design therefore a pre-occupation condition has been added to ensure the development achieves secure by design accreditation.

7.12 Disabled access

Policy S3 of the London Plan (2021) states that when assessing applications for new educational floor space should ensure that new developments are accessible and inclusive for a range of users, including disabled people, by adopting an inclusive design approach. This is supported by the Council's own adopted SPG.

The application has been reviewed by the Council's Accessibility Officer who has raised no concerns with the proposal. The application conforms with accessible standards and therefore complies with the policies mentioned above.

7.13 Provision of affordable & special needs housing

This section relates to housing development and is therefore not relevant

7.14 Trees, landscaping and Ecology

Policy G1 of the London Plan (2021) requires that development proposals incorporate sustainable design and requires that biodiversity and green infrastructure is promoted and protected. Local Plan Part 2 Policy DMHB 14 states;

A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.

B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.

C) Where space for ground level planting is limited, such as high rise buildings, the inclusion of living walls and roofs will be expected where feasible.

D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.

As the development on this site is to be undertaken in 2 phases the first being the construction the new permanent block J & temporary first floor / ancillary teaching block and then the refurbishment of and extension to Block A which forms part of a separate planning application, a landscaping masterplan has been submitted as well as an arboricultural report which provides details relating the landscaping proposals for both applications.

The application proposed development in areas which would impact 35 trees identified within the submitted arboricultural report. Out of the 35 trees assessed in the report 8 will need to be removed in order to facilitate the more comprehensive redevelopment which is regrettable. None of the trees to be removed fall within the red line boundary of this application. With regards to the wider redevelopment of the site an onsite meeting with the Councils Landscaping Officer and the Councils Tree Officer was undertaken and it was agreed that the tree removal plan is acceptable. It is also agreed that the methods of protecting the trees to be retained during construction are acceptable.

Whilst there are no trees to be removed within the red line boundary of this application, 7 new trees are to be planted along the eastern and northern boundaries of the site. In addition the landscape masterplan indicates that a further 5 trees are proposed along the frontage of the site which form part of the separate application to refurbish and extend Block A. As such there are a total of 12 new trees to replace the 8 which would be removed to facilitate the development.

In terms of the rest of the landscaping proposal it should be noted that the proposed new building would be located in a highly developed area which is almost completely dominated by buildings and hardstanding. The proposal of a mix of soft landscaping and hardsurfaced areas to provide informal and formal recreation space for pupils is considered to be a benefit and would improve the recreational provision for the school. Whilst concerns have been raised during the public consultation process relating to possible noise emanating from the use of these areas by students the areas would be used for very minimal times within the school day and acoustic fencing is proposed to replace the dilapidated fencing along the boundaries shared with adjacent properties.

It is noted that the site plan for this application does not include the construction compound within the red line area. The site compound is located to the front of the site within the soft landscaped setting to the front of Block A. This area forms part of a separate application (6683/APP/2020/4038) and is subject to an enhancement plan which will be secured as part of the separate planning consent. A landscape masterplan has been submitted showing the final landscaping arrangement with this area included however as this forms part of a separate application the plan cannot be included within the approved plans condition. In order to ensure that the area is at least reinstated to soft landscaping once works are complete in the even that 6683/APP/2020/4038 is not implemented, an obligation has been included which requires a reinstatement plan to be submitted if proposal is not implemented within 12 months of the grant of consent.

Taking the above into consideration the proposed landscaping masterplan, tree proposals and provision for this specific application is considered to be acceptable.

ECOLOGY

Policy EM3 of the Local Plan: Part 1 - Strategic Policies (November 2012) advises that for development adjacent to rivers, the Local Planning Authority will seek to secure and where possible enhance the role of the river and its immediate surroundings as a wildlife corridor.

Policy DMEI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that the design and layout of new development should retain and enhance any existing features of biodiversity within the site.

As stated the application proposes the demolition of the existing buildings and construction of a new permanent/temporary block within a highly developed area of the campus. As such it is unlikely that the development would give rise to ecological impacts. However a preliminary ecological report has been submitted which identifies the presence of strong bat roosting features within the structure associated to the refurbishment of Block A only. As such this application does not raise ecological impact concerns.

In terms of enhancements, in addition to the tree planting, new shrubs and hedges will be planted to enhance the school grounds. A new mixed species native hedge will run around the west and northern perimeter of the site.

Robust shrub planting is proposed around the new building and playground edges. In the new car park a mix of shrubs and perennials will be planted to provide seasonal interest. Habitat piles will be used around the perimeter of the site to create hibernacula and refugia for amphibians as recommended in the Arbtech Preliminary Ecological Appraisal (November 2020).

7.15 Sustainable waste management

The proposal would not result in adverse impacts or changes to the existing refuse arrangements which involve refuse being taken from the bin store within a section of the campus outside of the red line and placed outside on the boundary for collection.

7.16 Renewable energy / Sustainability

Policy SI 3 of the London Plan (2021) require developments to minimise carbon dioxide emissions in accordance with an energy hierarchy. These policies relate to major applications specifically.

Policy EM1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) states that the Council will ensure that climate change mitigation is addressed at every stage of the development process. This includes the reduction of carbon emissions through low carbon strategies and encouraging the installation of renewable energy to meet the targets set by the London Plan (2016).

Policy DMEI 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) requires that: A) All developments make the fullest contribution to minimising carbon dioxide emissions in accordance with London Plan targets; B) All major development proposals must be accompanied by an energy assessment showing how these reductions will be achieved; C) Proposals that fail to take reasonable steps to achieve the required savings will be resisted. However, if the Council is minded to approve the application despite not meeting the carbon reduction targets, then it will seek an off-site contribution to make up for the shortfall. The contribution will be sought at a flat rate at of £/tonne over the lifetime of the development, in accordance with the current 'allowable solutions cost'.

Although the floorspace proposed is over 1000 sqm the permanent floor space is less than 1000 sqm thus the application is not considered to be of a major scale which would require the above London Plan policies to be met.

The applicant has submitted an energy statement in support of the application which outlines the proposed energy saving methods. The submitted statement refers to the inclusion of high levels of insulation, alongside thermally efficient windows as one method of energy saving. Another states is in regard to heating and ventilation. Natural Ventilation Heat Recovery (NVHR) units are proposed, which will provide controlled ventilation to the space in accordance with the Education and Skills Funding Agency (ESFA) guidance (Building Bulletin 101). This form of ventilation delivers a consistent flow of fresh air whilst reducing heat loss through transfer of heat to incoming air, as necessary. Traditional ventilation methods transfer this warmed air out of a building unimpeded, wasting all of the thermal gains, and so this form of ventilation provides the most efficient use of heat generated by use of the building (including computers & body heat etc).

Other general energy saving strategies includes use of energy efficient lighting, in the form of LED light fittings, with daylighting controls and PIR detection, mechanical ventilation to heat up kitchen, heat pumps to IT room, and water saving fittings.

In summary, the proposed development includes a number of initiatives which will significantly improve the overall energy performance of the building and therefore create energy savings. The level of insulation for the buildings is stated to exceed the levels within Building Control, Part L requirements which, alongside the use of double glazed windows, will ensure high thermal efficiency performance. Use of Natural Ventilation Heat Recovery (NVHR) units also provides energy efficiency and saving in a manner which is both the most appropriate solution and is also the most cost effective for the school who will have to fund on-going management and maintenance.

The proposed methods of energy saving are considered to be acceptable thus the application complies with DMEI 2 of the Hillingdon Local Plan Part Two - Development Management Policies.

7.17 Flooding or Drainage Issues

Policy SI 13 London Plan (2021) 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.

Policy DMEI 10 of the Local Plan: Part Two (2020) applications for all new build developments are required to include a drainage assessment demonstrating that appropriate sustainable drainage systems (SuDS) have been incorporated in accordance with the London Plan Hierarchy.

The application site is not located within an area considered to be at risk of fluvial flooding according to the flood mapping data. Notwithstanding this point the Council is aware that there have been reports of surface water flooding around the boundaries of the site therefore appropriate mitigation should be included to ensure that the development would not result in additional flooding concerns.

A revised drainage plan has been submitted which includes the provision of a green roof which will significantly reduce the amount of water to be discharged into the local drainage

network. Further mitigation includes the use of permeable surfacing surrounding the new build areas and access road as well as the rain gardens. The Councils Flood Water Management Officer has reviewed the revised strategy and raises no objection therefore it is considered that the development would not result in adverse flooding impacts and complies with the relevant policies above.

7.18 Noise or Air Quality Issues

NOISE

Policy DMCI 1A of the Local Plan: Part Two (2020) requires new schools and school expansions to take into account the size of the site, its location and suitability to accommodate a new school or school expansion taking account of compatibility with surrounding uses, and existing planning policy designations.

An acoustic report has been submitted which provides details of the potential impact of proposed fixed plant associated with Block J (temporary state) and the internal plan equipment at existing noise sensitive residential receptors in the surrounding area.

The nearest noise sensitive receptors to the proposed fixed plant installations are residential properties to the north, west, and south west of the site on Gilbey Close, Court Road and Long Lane respectively. The Woodlands residential care home is situated to the north of the site on Long Lane, on the opposite side of the school access road.

The report states that a modelling assessment was undertaken in line with British standards which used the existing background noise levels as the baseline measurement. The report concludes that there would be a low level of noise impact upon the nearest receptors and this would mainly be from the air handling units located on the outside of the temporary first floor. As such any potential low level impact would be further reduced by the removal of the first floor.

It is noted that one of the main concerns from within the public objections is the increase in noise which would be resultant of the development. In assessing this impact consideration should be given to whether there would be additional noise on top of that which already exists. Whilst it is clear that the temporary first floor would result in some additional noise impacts there is to be no increase in the number of pupils who attend the school which restricts the potential for additional noise from pupils. In addition some of the space to be used for landscaping enhancement is already utilised as informal recreation space by students. It is therefore acceptable to state that there would not be an increase in noise created by students as a result of the proposed development.

To conclude the report the development would accord with the appropriate British standard levels of noise and therefore conforms with Policy DMCI 1A.

AIR QUALITY

Policy DMEI 1 of the Local Plan: Part Two (2020) requires major development in Air Quality Management Areas to provide onsite provision of living roofs and/or walls. A suitable offsite contribution may be required where onsite provision is not appropriate.

The Local Plan recognises that living walls and roofs allow a number of environmental goals to be achieved in a relatively small space. They also remove particulates that improve local air quality. The Sustainability Officer has requested that a condition is added to the

decision notice to ensure the proposal contributes to Air Quality enhancements.

Policy DMEI 14 of the Local Plan: Part Two (2020) requires development proposals to demonstrate appropriate reductions in emissions to sustain compliance with and contribute towards meeting EU limit values and national air quality objectives for pollutants. Developments are expected to be:

- Air quality neutral;
- include mitigation to ensure there is no unacceptable risk from air pollution to sensitive receptors; and
- actively contribute towards the continued improvement of air quality, especially within the Air Quality Management Area.

The proposed redevelopment is located within the LBH Air Quality Management Area and within the Hillingdon A40/Long Lane Focus Area catchment area where current high ambient annual mean values exceed the limit value to safeguard public health for nitrogen dioxide. However, the proposal is air quality neutral and the capacity of the school (in terms of pupils) will not increase as a result of the proposed refurbishment and redevelopment of the site. As such, the total trips generated by the school will not vary significantly following the proposed newbuild facility and refurbishment/extension.

The development is considered clean by design, projected to have no detrimental effects on parking capacity, vehicle traffic and neighbouring amenity in the surrounding area. Although the development is not required to provide air quality mitigation features the revised plans demonstrate the inclusion of a green roof and additional landscaping enhancement which will improve the air quality environment. The application is not considered to be of a major scale therefore it is not required to comply with all of the above policies. Notwithstanding this point the inclusion of the above design features result in compliance with all of the policies mentioned above.

7.19 Comments on Public Consultations

Comments have been addressed throughout the body of this report.

7.20 Planning obligations

Policy DMCI 7 of the Hillingdon Local Plan: Part 2 Development Management Policies (January 2020) relates to securing planning obligations to supplement the provision recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals. This policy is supported by more specific supplementary planning guidance.

Should the application be approved, a range of planning obligations would be sought to mitigate the impact of the development, in line with Policy DMCI 7 of the Hillingdon Local Plan: Part 2 Development Management Policies (January 2020).

Relevant Officers have reviewed the proposal, as have other statutory consultees. The comments received indicate the need for the following contributions or planning obligations to mitigate the impact of the development.

1. Employment Strategy and Construction Training - either a contribution equal to the formula within the Council Planning Obligations Supplementary Planning Document (SPD) 2014, or an in-kind training scheme equal to the financial contribution delivered during the construction period of the development. Details shall be in accordance with the Council Planning Obligations SPD with the preference being for an in-kind scheme to be delivered.

Securing an Employment/Training Strategy Agreement is Council's priority. Financial Contribution will only be accepted in exceptional circumstances.

2. Travel Plan. The applicant shall amend the existing site wide travel plan
3. Secure the provision of 7 new cycle parking spaces within the Douay Martyrs or Arrowsmith Campus.
4. A reinstatement plan for the land within the blue line to be utilised for the construction compound shall be submitted should application ref 6683/APP/2020/4038 be refused or not implemented within 12 months of the grant of planning consent
5. Agreement to remove the temporary first floor and ancillary modular units from the site within 12 months of their first occupation.
6. Project Management & Monitoring Contribution equal to 5% of the total cash contributions. Details shall be in accordance with the Council Planning Obligations Supplementary Planning Document 2014.

The proposal is not liable for the London Borough of Hillingdon CIL and the Mayor of London's CIL, as the permanent floorspace measures approximately 84 sqm and temporary floorspace is not CIL liable. As such no CIL payment is required.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

CONTAMINATED LAND

Policy DMEI 12 of the Local Plan: Part Two (2020) requires proposals for development on potentially contaminated sites to be accompanied by at least an initial study of the likely contaminants. Conditions will be imposed where planning permission is given for development on land affected by contamination to ensure all the necessary remedial works are implemented, prior to commencement of development.

The application is supported by a phase 1 contaminated land report which identifies that the land subject to development could be at risk from contamination. As such a further verification report has been submitted which states the requirement for remediation works to be undertaken. The proposal has been assessed by the Councils Contaminated Land Officer who has stated no objection subject to conditions pertaining to the requirement to complete the remediation works and the testing of any imported materials to ensure they are free from contaminants. As such the application is considered to comply with Policy DMEI 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

FIRE SAFETY

In accordance with Policy D12 'Fire safety' of the London Plan (2021), states all major development proposals should be submitted with a Fire Safety Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor.

The policy states :

- A. In the interests of fire safety and to ensure the safety of all building users, development proposals must achieve the highest standards of fire safety and ensure that they:
 1. are designed to incorporate appropriate features which reduce the risk to life in the event

of a fire

2. are constructed in an appropriate way to minimise the risk of fire spread
3. provide suitable and convenient means of escape for all building users
4. adopt a robust strategy for evacuation which all building users can have confidence in
5. provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

B. All major development proposals should be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party suitably qualified assessor. The statement should detail how the development proposal will function in terms of:

1. the building's construction: methods, products and materials used
2. the means of escape for all building users: stair cores, escape for building users who are disabled or require level access, and the associated management plan approach
3. access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these
4. how provision will be made within the site to enable fire appliances to gain access to the building.

The application is supported by a Fire Safety Strategy which has been provided by a suitable fire safety assessor. The strategy has been reviewed and the document provided is sufficient to adhere to the policy however a suitably worded condition has been included to ensure the development complies with the details within the Fire Safety Strategy.

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

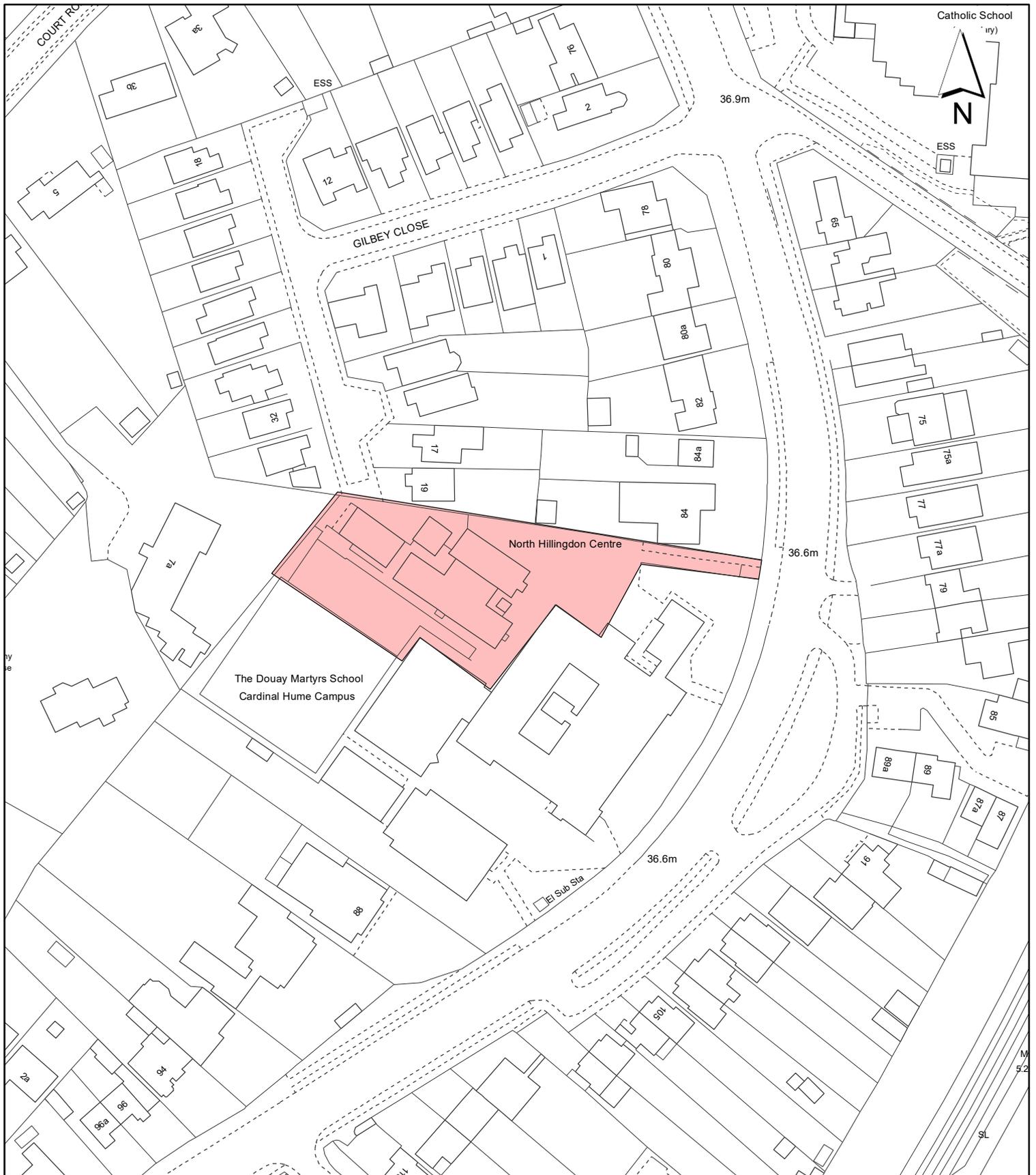
The application proposes the demolition of a collection of modest sized school buildings which have come to the end of their life span and are in a state of disrepair. Given the age and design of the buildings it is not considered beneficial to carry out further repair works. The proposal for the construction of a new building/s comprising of single storey permanent and first floor temporary teaching space would result in potential harm to the setting of the locally listed building and the character and appearance of the Ickenham Village Conservation Area. However given the temporary nature of the first floor teaching space of which most of the harm is attributed the harm is considered to be temporary and that attributed to the permanent flood space would be less than substantial. The benefits of the proposal are considered to outweigh the potential harm thus the proposal complies with the relevant national, regional and local policies. As such the application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 Site Allocations and Designations (2020)
Hillingdon Local Plan: Part 2 Development Management Policies (2020)
Hillingdon Local Plan: Policies Map (2020)
London Plan (2021)
National Planning Policy Framework (2019)
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
Council's Supplementary

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Notes:

 Site boundary

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Planning Application Ref:
6683/APP/2020/4068

Scale:
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Planning Committee:
Major

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