

Report of the Head of Development Management and Building Control

Address: ROSEDALE COLLEGE WOOD END GREEN ROAD HAYES

Development: Redevelopment of the Rosedale College site to provide improved teaching and sports facilities. Proposed works to include demolition and renovation of existing buildings, the erection of 2 new buildings, a plant room, social and dining canopies, multi-use games areas, sports fields and football pitches, new parking area and provision of associated infrastructure. Pupil number to remain unchanged.

LBH Ref Nos: 16034/APP/2023/2812

Drawing Nos: SRP1077-NVB-00-XX-D-L-1071 Rev P05 - Cricket Diagrams
SRP1077-NVB-00-XX-T-L-1901 Rev P02- Rosedale College Sports Facility Summary
Construction Environmental Management Plan Rev D
SRP1077-BYG-XX-XX-G-X-0001-S5-C11 - PHASING PLANS 1-4c & Project Completed
SRP1077 BYG XX XX T R 0021 Rev C03 - Construction Method Statements
Fire statement NTB2 Rev 2
Fire statement NTB1 Rev 2
Outline Construction Logistics Plan
MSCC5 Sewers & Drainage GB (SRM5 Scoring)
CIVIL ENGINEERING PHILOSOPHY -
Topographical Details - Sheet 01 - Sheet 04
MES/2312/TER284 - Addendum Flood Risk Assessment
SRP1077-STR-00-XX-D-A-0306 Rev P02 - Internal Sporting Provision
SRP1077-STR-00-XX-D-A-0305 Rev P02 Changing Areas - Construction Phasing Provision
Asbestos Survey Report and Register
SRP1077-TER-00-00-D-C-9003 Rev P02 - Drainage plan
SRP1077-TER-00-00-D-C-9002 Rev P04 - Drainage plan
SRP1077-TER-00-00-D-C-9001 Rev P04 - Drainage plan
SRP1077-MET-00-XX-T-Z-9133-TM54ModellingReport-D5-P01 - Concept Energy Model-New Buildings
Detailed Unexploded Ordnance Risk Assessment Version 1.0
SRP1077-MET-00-XX-T-Z-9713-OverheatingReport-S5-C01
SRP1077-MET-00-XX-T-E-9133-ExternalLightingReport-D5-P01
SRP1077-MET-ZZ-XX-T-E-6381-ExternalLuminaireSchedule
Building Services Condition Report - Existing
SRP1077-MET-00-XX-T-Z-9132 - WATER CYCLE STRATEGY REPORT

Y-JD-SCS-09885-22 - Condition Survey
BASIC CONDITION SURVEY - HSP2022-C3863
EFAD TO EFAE BUILDING SURVEY
EFAC BUILDING SURVEY
EFAB - BUILDING SURVEY
Topographical and utility survey - C3863-HSP-00-00-DR-G-SK100 P03
P5314-R1-V1 - Noise Impact Assessment
HSP2022-C3886-G-GPII-641 - PHASE II GEO-ENVIRONMENTAL
ASSESSMENT REPORT
Land contamination assessment - Appendices
HSP2022-C3886-G-GPI-523 - Phase I Geo-Environmental Desk Study Report
HSP2022-C3886-C&S-FRAS1-536 - Flood Risk Assessment
EA - Flood risk information
HSP- Archaeological And Heritage Survey
Noise Impact Assessment - AECOM
Ground Conditions Report
Tree Survey and Tree Constraints Plan
SRP1077-STR-00-XX-D-A-0102 Rev PL01 Proposed Block Plan
SRP1077-STR-01-ZZ-D-A-0200 Rev PL01 NTB1 Proposed Building Elevations
East - West
School Travel Plan - Bouygues UK
Transport Statement
J10/14828A/10/1/F2 - Air Quality Assessment
Preliminary Ecological Appraisal and Preliminary Roost Assessment
Arbtech TPP 01 - Tree Protection Plan
BAT EMERGENCE AND RE-ENTRY SURVEY
Biodiversity Net Gain Assessment
Statement of Community Involvement
Arbtech AIA 01 - Arboricultural Impact Assessment
Rosedale College - Arbtech AMS 01 - Arboricultural Method Statement to
BS5837:2012
SRP1077-STR-01-00-D-A-0103 Rev PL01- NTB1 Proposed Ground Floor Plan
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SRP1077-STR-01-01-D-A-0104 Rev PL01 NTB1 Proposed First Floor Plan
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North South
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 SRP1077-STR-02-00-D-A-0103 Rev PL01 NTB2 Proposed Ground Floor Plan
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 SRP1077-STR-02-ZZ-D-A-0202 Rev PL01 NTB2 - External Building Elevations
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 SRP1077-STR-02-ZZ-D-A-0301 Rev PL01 Long Building Sections
 SRP1077-STR-04-RF-D-A-0110 Rev PL01 Existing EFAC Roof Plan
 SRP1077-STR-04-RF-D-A-0111 Rev PL01 Proposed EFAC Roof Plan
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 SRP1077-STR-08-ZZ-D-A-0101 Rev PL01 Proposed EFAE Floor Plans
 SRP1077-STR-08-ZZ-D-A-0200 Rev PL01 Existing EFAE Building Elevations
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 CA5203-CT004 Swept Path Analysis Construction Phase 4
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 EW01 REV A - Demolition Phasing Plan
 SA01 - Site Access Routes Plan
 SC01 REV B - Site constraints Plan
 Design and Access Statement Parts 1-6
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Date Plans received:	25-09-2023	Date(s) of Amendments(s):	25-09-2023
			06-12-2023
Date Application valid	09-10-2023		15-01-2024
			17-01-2024
			31-01-2024

1. SUMMARY

Planning permission is sought for the redevelopment of the Rosedale College site to provide improved teaching and sports facilities. The proposed works include demolition and renovation of existing buildings, the erection of 2 new buildings, a plant room, social and dining canopies, multi-use

games areas, sports fields and football pitches, new parking area and provision of associated infrastructure. It should be noted that the development would not result in an increase in pupil numbers, which are to be restricted by condition.

The development proposal would involve the demolition of two existing blocks EFAE and EFAB. EFAE is an existing building in the north west corner of the site which currently accommodates a nursery, however this building formed part of a temporary consent (16034/APP/2011/997) for a temporary 3 FOE primary school, which should have been removed by the end of June 2014 and the land returned to its original use as a playing field/sports pitch. EFAB was constructed in the 1960's containing general teaching space, a main hall and staff room and is also to be removed. The submission indicates that both buildings have reached the end of their life span and therefore need to be demolished. These buildings would be replaced by 2 new contemporary teaching blocks.

The proposal would result in a loss of floor space, however there is only a minor loss of teaching floor space (approximately 90m²) due to the provision of a separate energy centre which reduces the amount of plantroom space required to be accommodated within each of the new buildings. Whilst this does present a minor policy conflict, the benefits derived from the enhancements to both EFAC and EFAD which are to be refurbished and the provision of modern teaching space within NTB1 and NTB2 would outweigh the minor loss of overall teaching space.

The proposals would result in a minor loss of the Multi Use Game Area (approximately 3m²) and playing field (approximately 500m²). The loss of playing field is derived from the provision of a new MUGA to the southwest of the existing cluster of buildings within the campus and an extension to the hardstanding to re-design the existing car park to the east of the site. Although it may appear from reviewing the existing and proposed site plans that the provision of a new pitch to west of the site, which will be constructed once the temporary blocks are removed, would result in an increase in playing field, it should be noted that this should have been returned to a playing field in 2014.

Whilst the losses are considered to be regrettable and result in a minor policy conflict, the replacement education and sports facilities are of better quality and the redevelopment of the site would secure over-riding benefits to the public and sites users. Those benefits are set out below:

- Provision of 2 contemporary, more energy efficient teaching blocks
- Provision of 450m² Spectator Canopy (not on playing field)
- Provision of 273m² All-Weather 2-Lane Cricket Practice Facility
- Refurbished changing rooms (in building EFAD)
- 2 new Changing Rooms for 44 people with Hygiene Room (in building NTB1)
- 150m² New Activity Studio (in building NTB1)
- New sports pitches
- 3 New MUGA's (approximately 2250m²) replacing 3 existing MUGA's (approximately 2253m²).

The 3 existing MUGA's are located together in the middle of the site. The new layout involves a single MUGA and a pair of MUGA's. The layout would enable staff to split younger and older students. It would also enable improved safety for younger students by giving them designated space and for outdoor activities to be better managed across the site and age groups.

In addition the applicant has agreed to enter into a Community Use Agreement (CUA) which is recommended to be secured by condition. This will enable the a wider community use of the enhanced sports provision which includes the playing field, activity studio, outdoor changing block, sports hall and artificial pitch. Finally the proposal would result in the removal of the unsafe and inefficient teaching blocks which are used by members of the public and this includes block EFAE

which should have been removed as part of application ref; 16034/APP/2011/997. Sport England who are a statutory consultee for this application, have been consulted and have raised no objection subject to conditions to ensure that the temporary blocks are removed by the end of the 24 month permission and the sports pitch enhancements delivered.

Taking into consideration the above, the benefits of the scheme are considered to outweigh the potential harm derived by the minor loss in teaching space and playing field. Additionally, the development is considered to cause no harm to the character and appearance of the area. Nor would it cause harm to the local highways network or neighbouring amenities. In order to ensure the continued operation of the college during construction works temporary education facilities are proposed and recommended for approval under application ref. 16034/APP/2023/2796. The applicant has confirmed that during construction the artificial pitch, changing rooms and other facilities will remain usable to members of the public.

Subject to the recommended conditions and a legal agreement, the proposed development is therefore considered to be acceptable and it is recommended that planning permission be granted.

2. RECOMMENDATION

That delegated powers be given to the Director of Planning, Regeneration and Environment to grant planning permission, subject to the following:

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:

i) Travel Plan: A full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan will include such matters as: targets for sustainable travel arrangements; effective measures for the ongoing monitoring of the Travel Plan; and a commitment to delivering the Travel Plan objectives.

ii) Active Travel Zone Improvement Works Contribution: A financial contribution amounting to £17,080 shall be paid to the Council for the implementation of active travel zone improvement works.

iii) Carbon Offset Contribution: Any additional shortfall identified through the ongoing reporting required by Condition 10 shall form a cash in lieu contribution to the Council in accordance with Policy SI2 of the London Plan (2021) at a rate of £95/tCO2 annualised for not more than 30 years beginning on the commencement of development.

iv) Employment Strategy and Construction Training: 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 the Council's priority. A financial contribution will only be accepted in exceptional circumstances.

v) Project Management & Monitoring Fee: A financial contribution equal to 5% of the total cash contributions.

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 Agreement and any abortive work as a result of the agreement not being completed.

C) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

D) That, if the Legal Agreement has not been finalised within 6 months (or such other time frame as may be agreed by the Director of Planning, Regeneration and Environment), delegated authority be given to the Director of Planning, Regeneration and Environment to refuse planning permission for the following reason:

'The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (Carbon Emissions Reductions, , Highways Works, Highways Improvements, Travel Planning, Employment Strategy and Construction Training). The scheme therefore conflicts with Policies, DMCI 1, DMCI 7, of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policy CI1 Hillingdon Local Plan: Strategic Policies, the adopted Planning Obligations Supplementary Planning Document (July 2014), and Policies DF1, SI2 , T1, T2, T6, and GG3 of the London Plan (March 2021).'

E) That if the application is approved, the following conditions be imposed:

1. RES3 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. RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on submitted plan numbers:

SRP1077-NVB-00-XX-D-L-1001 Rev P02 Location Plan
SRP1077-STR-00-XX-D-A-0102 Rev PL01 Proposed Block Plan
SRP1077-STR-01-ZZ-D-A-0200 Rev PL01 NTB1 Proposed Building Elevations East - West
SRP1077-STR-01-00-D-A-0103 Rev PL01- NTB1 Proposed Ground Floor Plan
SRP1077-STR-01-02-D-A-0105 Rev PL01 NTB1 Proposed Second Floor Plan
SRP1077-STR-01-01-D-A-0104 Rev PL01 NTB1 Proposed First Floor Plan
SRP1077-STR-01-RF-D-A-0106 Rev PL01 NTB1 Proposed Roof Plan
SRP1077-STR-01-ZZ-D-A-0201 Rev PL01 NTB1 - Proposed Building Elevations North South
SRP1077-STR-02-00-D-A-0103 Rev PL01 NTB2 Proposed Ground Floor Plan
SRP1077-STR-02-01-D-A-0104 Rev PL01 NTB2 - Proposed First Floor Plan
SRP1077-STR-02-RF-D-A-0105 Rev PL01 NTB2 - Proposed Roof Plan
SRP1077-STR-04-RF-D-A-0111 Rev PL01 Proposed EFAC Roof Plan
SRP1077-STR-04-ZZ-D-A-0101 Rev PL01 Proposed EFAC Floor Plans
SRP1077-STR-04-ZZ-D-A-0201 Rev PL01- Proposed EFAC Building Elevations
SRP1077-STR-04-ZZ-D-A-0301 Rev PL01 Proposed EFAC Building Sections
SRP1077-STR-06-ZZ-D-A-0100 Rev PL01 Energy Centre - Proposed Plans
SRP1077-STR-08-ZZ-D-A-0101 Rev PL01 Proposed EFAE Floor Plans
SRP1077-STR-08-ZZ-D-A-0201 Rev PL01 - Proposed EFAE Building Elevations
SRP1077-STR-08-ZZ-D-A-0301 Rev PL01 Proposed EFAE Building Sections

SRP1077 - STR-00-ZZ-D-A-0201 Rev PL01 Proposed Site Elevations
SRP1077-NVB-00-XX-D-L-1100 Rev P10 Proposed Site Plan
SRP1077-NVB-00-XX-D-L-1101 Rev P04 Detailed Proposed Site Plan
SRP1077-NVB-00-XX-D-L-1200 Rev P02 Existing and Proposed Site Sections 1 of 2
SRP1077-NVB-00-XX-D-L-1201 Rev P02 Existing and Proposed Site Sections 2 of 2
SRP1077-MET-00-00-D-M-9000 Rev P01 Proposed External Services Layout

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (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:

SRP1077-NVB-00-XX-D-L-1071 Rev P05 - Cricket Diagrams
SRP1077-BYG-XX-XX-G-X-0001-S5-C11 - PHASING PLANS 1-4c & Project Completed
Fire statement NTB2 Rev 2
Fire statement NTB1 Rev 2
SRP1077-STR-00-XX-D-A-0306 Rev P02 - Internal Sporting Provision
SRP1077-STR-00-XX-D-A-0305 Rev P02 Changing Areas - Construction Phasing Provision
SRP1077-MET-ZZ-XX-T-E-6381-ExternalLuminaireSchedule
SRP1077-NVB-XX-XX-L-LSH-1962 Rev P02 Planting Schedule
Arbtech TPP 01 - Tree Protection Plan
Rosedale College - Arbtech AMS 01 - Arboricultural Method Statement to BS5837:2012
Noise Impact Assessment - AECOM
EW01 REV A - Demolition Phasing Plan
SRP1077-NVB-00-XX-D-L-1104 Rev P04 GA Green Infrastructure Plan
SRP1077-NVB-00-XX-D-L-1105 Planting Plan
SRP1077-NVB-00-XX-D-L-1106 Planting Plan
Preliminary Ecological Appraisal and Preliminary Roost Assessment
MES/2312/TER284 - Addendum Flood Risk Assessment
HSP2022-C3886-C&S-FRAS1-536 - Flood Risk Assessment

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

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021).

4. NONSC Sustainable Drainage and Water Management

Prior to the commencement of the development hereby approved, a scheme for the provision of sustainable water management and water efficiency shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall:

a) show the existing and proposed impermeable areas for the development site;

- b) provide justification for the use of soakaways on site, given the shallow groundwater levels.
- c) include all proposed SuDS features in a drainage drawing.
- d) demonstrate mitigation measures for groundwater flooding and provide further investigation into the risk of groundwater flooding to the site.
- e) demonstrate that the full site area has been considered in the calculations and provide calculations for the 1 in 30-year event.
- f) demonstrate exceedance flow routes for the site.
- g) include a maintenance and management plan for any proposed rain garden, green roof, or other rainwater harvesting features.

The scheme shall also:

- i. Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. Include a timetable for its implementation;
- iii. Provide a management and maintenance plan for the lifetime of the development;
- iv. Provide details of water collection facilities to capture excess rainwater within the drainage design or justify why this has not been included;
- v. Provide details of how rain and grey water will be recycled and reused in the development and;
- vi. Provide details of how the dwelling will achieve a water efficiency standard of no more than 110 litres per person per day maximum water consumption (to include a fixed factor of water for outdoor use of 5 litres per person per day in accordance with the optional requirement defined within Approved Document G of the Building Regulations).

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

REASON

To ensure the development does not increase the risk of flooding in accordance with Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan Part 2 (2020) and Policies SI2 and SI 13 of the London Plan (2021).

5. OM19 Construction Management Plan

No development (hereby approved) shall take place until a full Construction Environmental Management and Logistics Plan for the development shall be submitted to and approved in writing by the Local Planning Authority. This plan shall detail:

- (i) The phasing of the works;
- (ii) The hours of work;
- (iii) On-site plant and equipment;
- (iv) Measures to mitigate noise and vibration;
- (v) Measures to mitigate impact on air quality;
- (vi) Waste management;
- (vii) Site transportation and traffic management, including:
 - Routing;
 - Signage;
 - Vehicle types and sizes;
 - Hours of arrivals and departures of staff and deliveries (avoiding peaks times of day);
 - Frequency of visits;

- Parking of site operative vehicles;
 - On-site loading/unloading arrangements; and
 - Use of an onsite banksman (if applicable).
 - Wheel washing
- (viii) The arrangement for monitoring and responding to complaints relating to demolition and construction;
- (ix) Crane Management Plan which includes a swept Path analysis drawing demonstrating how cranes would exit and enter the site safely;
- (x) Measures to avoid and mitigate impacts to the Shepherds Hill House Site of Importance for Nature Conservation;
- xi) full details of the expected number of construction related staff to be working on the site, as well as where they would park;
- xii) restricted times for waste removal and deliveries to between the hours of 9.30am and 3.30pm; and
- xiii) the maximum number of HGV vehicle movements

This plan should accord with Transport for London's Construction Logistic Planning Guidance and the GLA's 'The Control of Dust and Emissions during Construction and Demolition' Supplementary Planning Guidance (July 2014) (or any successor document). It shall cover the entirety of the application site and any adjoining land which will be used during the construction period. It shall include the details of cranes and any other tall construction equipment (including the details of obstacle lighting).

The construction works shall be carried out in strict accordance with the approved plan.

REASON

To ensure the development causes no harm to the local highways network or pedestrian and road user safety and to safeguard the amenity of surrounding areas in accordance with Policies DMT 2 and DMT 6 of the Hillingdon Local Plan Part 2 (2020), as well as policies D3, T6 and T7 of the London Plan (2021).

6. NONSC Parking Design Plan

Prior to the operation of the development, a Parking Design and Management Plan should be submitted to detail how the car parking and cycle parking will be designed, managed and maintained, with reference to a pupil pick-up and drop-off strategy and Transport for London guidance on parking management and parking design. It should also set out the methodology behind the allocation/control of parking places which can be supported by enforcement structures that encourage the correct use of parking places which assists in ensuring that parking demand and allocation is properly managed. It should also detail how demand for electric vehicle charging provision is monitored.

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

REASON

To ensure an unhindered and functional operation for all parking spaces and drop-off/pick-up areas within the site, in accordance with Policies T4 and T6 of the London Plan (2021) and Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 (2020).

7. RES7 Materials (Submission)

No above ground construction works shall take place until details of all materials and external surfaces for the proposed development have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

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

REASON

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

8. NONSC Canopies

Prior to their erection, full details of the design, colour, dimensions and material finishes of all proposed canopies (spectator, social and dining) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and retained thereafter.

REASON

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

9. NONSC Fire evacuation lift - Accessibility

The development hereby approved shall accord with London Plan Policies D5 and D12 to include a minimum of one fire evacuation lift per stair core designed to meet the technical standards set out in BS EN 81-76, BS 9991 and/or BS 9999. Alternatively, appropriate justification as to why these lifts cannot be provided shall be submitted to, and approved in writing by, the local planning authority prior to the occupation of the development.

All such provisions shall remain in place for the life of the development.

REASON

To ensure the development can accommodate robust emergency evacuation procedures, including measure for those who require step-free egress, in accordance with London Plan (2021) Policies D5 and D12.

10. NONSC Hygiene Room - Accessibility

The new healthcare facility hereby approved shall accord with the requirements of Policy D5 of the London Plan, and shall incorporate a Changing Places facility designed in accordance with the technical guidance set out in BS 8300-2:2018, section 18.6. All such provisions must remain in place for the life of the building.

REASON

To ensure the healthcare facility caters for people with complex and multiple disabilities in accordance with London Plan (2021) Policy D5.

11. RES9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until 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), which include the provision of pollution absorbing planting

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

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

2. Details of Hard Landscaping

2.a Refuse Storage (which should be secure and enclosed)

2.b Cycle Storage (which should be secure and enclosed providing 143 spaces for students, in addition to 24 visitor cycle parking spaces and 24 staff cycle parking spaces)

2.c 5 x motorcycle parking spaces (dimensions 1400mm x 2500mm)

2.d Means of enclosure/boundary treatments

2.e Hard Surfacing Materials

2.f External Lighting

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

2.h Car parking layout (showing the provision of 70 parking spaces including 63 standard car parking spaces, 7 accessible parking bays and 2 minibus spaces)

3. Details of Landscape Maintenance

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

4. Schedule for Implementation

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 12, DMHB 14, DMEI 1, DMT 2 and DMT 6 of the Hillingdon Local Plan Part 2 (2020), as well as policies D3 and T6 of the London Plan (2021).

12. NONSC Pupil Numbers

The total number of pupils at the school shall not exceed 1125 pupils and the number of staff shall not exceed 130 full time equivalent employees.

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).

13. NONSC Removal and restoration

Prior to the commencement of works above ground level a playing field restoration scheme for the site edged in red on Drawing No. SRP1077-NVB-00-XX-D-L-1071 Rev P05 shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The restoration scheme shall provide details of the following:

- (i) existing and proposed ground levels;
- (ii) existing and proposed soil profiles;
- (iii) measures to strip, store and re-spread soils to avoid soil loss or damage;
- (iv) measures to dispose of/accommodate waste materials on the site;
- (v) drainage measures including where appropriate under drainage;
- (vi) proposed seeding, feeding, weeding and cultivation measures;
- (vii) boundary treatment;
- (viii) five year aftercare and maintenance arrangements;
- (ix) installation of equipment (e.g. goal posts);
- (x) restoration and maintenance programme.
- (xi) scheme for the management and maintenance of playing field drainage for the replacement playing field area, including a management and maintenance implementation programme,

Within 18 months of occupation of the new school buildings permitted under Council ref: 16034/APP/2023/2812, the temporary buildings will be removed from the site and the playing field shall be restored in accordance with the approved scheme and made available for use.

REASON

To ensure the site is restored to a condition fit for purpose and to accord with policies DMHB 11, DMCI 3 of the Hillingdon Local Plan Part 2 (2020), as well as policies S3 and S5 of the London Plan (2021).

14. NONSC Cricket and Muga - further details

Prior to the commencement of works above ground level, details of the design and layout of the replacement MUGAs and cricket practice net facility shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

The MUGAs and cricket practice net facility shall not be constructed other than in accordance with the approved details and they shall be completed before occupation of the development hereby permitted.

REASON

To ensure the development is fit for purpose and sustainable in accordance with policies DMCI 1, DMCI 1A of the Hillingdon Local Plan Part 2 (2020), as well as policies S3 and S5 of the London Plan (2021).

15. NONSC Sports provision

The amended playing fields/sports facilities shall be provided and retained for the lifetime of the development in accordance with the details set out in the planning application, Rosedale College Sports Facility Summary SRP1077-NVB-00-XX-T-L-1901-P02 and SRP1077-NVB-00-XX-D-L-1071 Rev P05.

REASON

To ensure the satisfactory quantity, quality and accessibility of compensatory sports provision at the site in accordance with policies DMCI 1, DMCI 1A of the Hillingdon Local Plan Part 2 (2020), as well as policies S3 and S5 of the London Plan (2021).

16. NONSC Community Use Agreement

Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the sports hall, artificial pitch, activity studio, outdoor changing pavilion, cricket practice nets and grass pitches and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

REASON

To secure well managed safe community access to the sports facility/facilities and to ensure sufficient benefit to the development of sport in accordance with Policies DMCI 1, DMCI 1A of the Hillingdon Local Plan Part 2 (2020), as well as Policies S3 and S5 of the London Plan (2021).

17. NONSC Field Drainage details

Prior to the commencement of works above ground level a scheme for the management and maintenance of playing field drainage for the replacement playing field area, including a management and maintenance implementation programme, shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The playing fields shall thereafter be managed and maintained in accordance with the approved scheme.

REASON

To ensure the quality of pitches is satisfactory and that they are available for use in accordance with Policies DMCI 1, DMCI 1A of the Hillingdon Local Plan Part 2 (2020), as well as Policies S3 and S5 of the London Plan (2021).

18. NONSC Field Materials

The playing field and pitches shall be constructed and laid out in accordance with the Drawing No. SRP1077-NVB-00-XX-D-L-1071 Rev P05 and with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011), and shall be made available for use within 18 months of occupation of the development hereby permitted.

REASON

To ensure the quality of pitches is satisfactory and that they are available for use in accordance with Policies DMCI 1, DMCI 1A of the Hillingdon Local Plan Part 2 (2020), as well as Policies S3 and S5 of the London Plan (2021).

19. NONSC Updated Energy Strategy

Prior to commencement of the development hereby approved (excluding demolition), an Updated Energy Strategy shall be submitted to, and approved in writing by, the local planning authority. The Updated Energy Strategy shall include an assessment of the annual baseline regulated energy demand (kwhr) as per 2021 Building Regulations (or subsequent amendments) and associated carbon emissions (kgCO₂ and tCO₂), and shall then set out the measures and technology required to achieve, as far as practicable, the zero carbon and energy efficiency standards of the London Plan and an on-site reduction equal to or greater than 35% in the CO₂ associated with the baseline regulated energy demand.

The Updated Energy Strategy shall clearly define the 'be lean', 'be clean' and 'be green' measures to

demonstrate that the development will meet as far as practicable the zero carbon standards of the London Plan and the minimum standards for onsite energy efficiency. Carbon-saving measures must be sufficiently evidenced with corresponding details and specifications including the location of low and zero carbon technology (i.e. roof plans showing the inclusion of PV panels), and the Updated Energy Strategy must clearly set out any annual shortfall (tCO₂) of the zero-carbon requirement.

The Updated Energy Strategy shall also provide details of the 'be seen' recording and reporting measures and demonstrate that the 'onsite saving' is being achieved in perpetuity.

Full specifications of the proposed Ground Source Heat Pumps, Air Source Heat Pumps and PVs (i.e. the low and zero carbon technology) shall be included within the Strategy.

The development must proceed in accordance with the approved Updated Energy Strategy.

REASON

In order to deliver the maximum on-site carbon savings in accordance with Policies SI 2 and SI 3 of the London Plan (2021) and the GLA's Energy Assessment Guidance (2020).

20. NONSC WSI - Archaeology

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

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

- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. Where appropriate, details of a programme for delivering related positive public benefits
- C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

REASON

To ensure that the sites archaeological significance is preserved in line with policies DMHB 7 of the Hillingdon Local Plan Part 2 (2020), as well as Policy HC1 of the London Plan (2021) and Section 16 of the NPPF (2023).

21. NONSC Contamination

The development hereby permitted (excluding demolition, site clearance and initial ground investigation works) shall not commence until a scheme to deal with unacceptable contamination, (including asbestos materials detected within the soil), has been submitted to and approved by the

Local Planning Authority (LPA). All works which form part of any required 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 the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(i) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with the details of a watching brief to address undiscovered contamination. No deviation shall be made from this scheme without the express agreement of the LPA prior to its implementation.

(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 the 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 and/or engineering 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 factual results and interpretive reports of this testing shall be submitted to 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.

22. NONSC Secured by Design

The building(s) 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 building 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 excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000 to ensure the development provides a safe and secure environment in accordance with Policy DMHB 15 of the Hillingdon Local Plan: Part 2 (2020) and Policy D11 of the London Plan (2021).

23. NONSC Non-Road Mobile Machinery

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

To comply with the London's Low Emission Zone for non-road mobile machinery as per requirements of the London Environment Strategy, in accordance with Policy EM8 of the Hillingdon Local Plan: Part 1 (2012), Policy DMEI 14 of the Hillingdon Local Plan: Part 2 (2020), Policy SI 1 of the London Plan (2021) and the NPPF (2023).

24. NONSC Dust and Emissions

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

To ensure compliance with London Plan (2021) Policy SI 1 and the Mayor of London "The Non-road mobile machinery (standard condition recommended by Mayor of London, London Local Air Quality Management Policy Guidance 2019).

25. NONSC Ecological Management and Enhancement Plan

Prior to commencement of works above ground level, a scheme for the management and enhancement of ecology shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall set out how the development will contribute positively to ecological value through the use of features and measures within the landscaping (i.e. nectar rich and diverse planting including living walls and/or roofs) and the fabric of the new built form (i.e. bat and bird boxes). The scheme shall include a plan with the features annotated and the development must be built and operated in accordance with the approved scheme.

REASON

To ensure the development contributes positively to the ecological value of the area in accordance with Policy EM7 of the Hillingdon Local Plan: Part 1 (2012), Policy DMEI 7 of the Hillingdon Local Plan: Parts 2 (2020) and Policies G6 and G7 of the London Plan (2021).

26. COM10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan(s) 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.

27. NONSC Fire Strategy

Prior to above ground level works, an updated Fire Strategy shall be submitted to and approved in writing by the Local Planning Authority. The updated Fire Strategy shall include details of the materials to be used to construct the development. The development shall thereafter be completed in accordance with the approved updated Fire Strategy.

REASON

To ensure that the development meets Fire Safety Standards in accordance with Policy D12 of the London Plan (2021).

28. NONSC Noise

For the lifetime of the development hereby permitted the rating level (LAr) of noise caused by its operation shall not exceed:40 dB LAr 15 min for any fifteen-minute period between 2300 and 0700, and 50 dB LAr 1 hour for any one-hour period between 0700 and 2300, determined one metre free field external to any window or door of any permanent residential, or equivalently noise sensitive premises, in accordance with 'Methods for rating and assessing industrial and commercial sound' British Standards Institution BS4142 2014.

REASON

To ensure that occupants of existing dwellings would not be exposed to noise caused by the permitted development that would be likely to cause a significant adverse effect on their health and quality of life. This has regard to the guidance set out in 'Guidance on Sound Insulation and Noise Reduction for Buildings' BS8233:2014, with windows open for the purposes of ventilation and cooling. in accordance with Policies D13 and D14 of the London Plan (2021).

INFORMATIVES

1. I52 Compulsory Informative (1)

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

2. I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

3.

Sports England Informative:

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

Good quality and well maintained drainage systems are fundamental to improving the use of playing field land. Sport England has strong links with the grass pitch National Governing Bodies who are keen to bring expertise to the drainage of playing fields, and the Design Guidance Note "Natural Turf for Sport" was revised in 2011 after consultation with the National Governing Bodies.

Sport England recommend that the drainage assessment and improvement/management scheme is undertaken by a specialist turf consultant.

Guidance on preparing Community Use Agreements is available from Sport England.

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

4.

Greater London Archaeological Advisory Service Informative

Written schemes of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for

Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

This pre-commencement condition is necessary to safeguard the archaeological interest on this site. Approval of the WSI before works begin on site provides clarity on what investigations are required, and their timing in relation to the development programme. If the applicant does not agree to this pre-commencement condition, please let us know their reasons and any alternatives suggested. Without this pre-commencement condition being imposed the application should be refused as it would not comply with NPPF paragraph 205.

I envisage that the archaeological fieldwork would comprise the following:

Evaluation

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

Stage 1 should start with a review of the aerial photography and plotting of any features of archaeological potential from it. Trial trenching should then be carried out to target areas of proposed groundworks. If significant remains are found further investigation/mitigation would be secured by stage 2.

You can find more information on archaeology and planning in Greater London on our website.

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 (2021) and national guidance.

DMCI 1	Retention of Existing Community Sport and Education Facilities
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 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 7	Archaeological Priority Areas and archaeological Priority Zones

DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D12	(2021) Fire safety
LPP D14	(2021) Noise
LPP D2	(2021) Infrastructure requirements for sustainable densities
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP GG2	(2021) Making the best use of land
LPP S3	(2021) Education and childcare facilities
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP T3	(2021) Transport capacity, connectivity and safeguarding
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking

3. CONSIDERATIONS

3.1 Site and Locality

Rosedale College is a 6FE Secondary School, including sixth form for pupils aged 11-19 years. Rosedale College is managed by the Rosedale Hewens Academy Trust, who also manage Rosedale Primary School and Parkside Studio College, all located within the red-line boundary of the site. The 3 different entities operate individually with shared timetabled use of sports facilities. The Rosedale College campus consists of 5 existing blocks; EFAA, EFAB and EFAE.

The site is in a predominantly residential area with main entrances, both pedestrian and vehicular coming off the main Wood End Green Road. The Rosedale College site area (excluding Parkside Studio and Rosedale Primary School) is approximately 6,825m². It includes the entrance/reception block EFAA, the main teaching block EFAB, the STEM block EFAC and the changing block EFAD. There is an additional temporary block EFAE that was put in place when Rosedale Primary School was undergoing works in 2010. There is a good provision of external sport areas on site including a 3G astroturf pitch, grass playing fields and a set of 3 MUGAs shared amongst the 3 school entities.

There are 2 car parks along the eastern boundary. The first car park between EFAA and EFAB is the main parking space with accessible bays and electric charging points. The area next to EFAC is staff parking. There are currently no drop off points within the school site. Most students are dropped off on Leven Way to the east of the site and approach the school on foot. As the school is part of a multi-campus Trust, sixth form students will be moving between campuses throughout the day. The site has a PTAL rating of 1A.

3.2 Proposed Scheme

Planning permission is sought for the redevelopment of the Rosedale College site to provide improved teaching and sports facilities. Proposed works to include demolition and renovation of existing buildings, the erection of 2 new buildings, a plant room, social and dining canopies, multi-use games areas, sports fields and football pitches, new parking area and provision of associated infrastructure. Pupil numbers are to remain unchanged.

A detailed description of the proposed development is set out below:

- Erection of 2 new buildings to facilitate schooling (referenced as NTB1 and NTB2 on the submitted plans). NTB1 would be approximately 37m wide, 49m deep and 14.8m high. The three storey building would provide approximately 3213sqm of education space for students of the college. Proposed building NTB2 would be approximately 27m wide, 38m deep and 11.5m high. The two storey building would provide approximately 1608sqm of education space for students of the college. As such 4821sqm of internal education space is to be provided
- Erection of 3 multi use games areas following the demolition of 3 existing multi use games areas
- Erection of 1 social canopy
- Erection of 1 dining canopy with solar panel roof
- Erection of a plant room (referenced as Energy Centre on the submitted plans)
- Erection of a new 2 lane all weather cricket practice facility
- Creation of 3 sports pitches
- Refurbishment of 2 existing school buildings (referenced as EFAC and EFAD on the submitted plans)
- Demolition of 2 existing school buildings (EFAC and EFAE)
- Removal of Historic MUGA currently used as a playground for the nursery
- New landscaping (trees, lawn and shrubbery) and infrastructure works (including the provision of new parking areas, bin stores and boundary treatments)

Parking and Cycle Parking

70 spaces to be retained with 63 standard car parking spaces, 7 accessible bays, 2 minibus spaces and 5 motorcycle spaces. 143 cycle parking spaces are proposed for students, 24 for visitors and 24 for staff. A canopy is also proposed above the central section of the car park which will provide further PV provision subject to final calculations.

3.3 Relevant Planning History

16034/AA/91/1062	Hayes Manor School Wood End Green Road Hayes
	Retention of a mobile classroom; Renewal of planning permission ref. 16034R/86/926 dated 23.6.86
Decision: 20-02-1992	Withdrawn
16034/AC/91/1882	Hayes Manor Sports Centre Wood End Green Road Hayes
	Erection of two storage containers; Renewal of planning permission ref. 16034T/88/2583 dated 12.12.88
Decision: 10-02-1992	Approved
16034/AD/92/0615	Hayes Manor School Wood End Green Road Hayes

Erection of a portable building (retrospective application)

Decision: 29-01-1993 Approve Limited
Time

16034/AE/92/0920 Hayes Manor School Wood End Green Road Hayes

Erection of a double garage for school minibuses

Decision: 21-07-1992 Approved

16034/AF/92/1262 Hayes Manor School Wood End Green Road Hayes

Erection of a single-storey covered link, new entrance screen and first floor infill extension

Decision: 14-02-1995 Approved

16034/AG/94/1787 Hayes Manor School Wood End Green Road Hayes

Erection of a single-storey covered link, new entrance screen and first floor infill extension

Decision: 06-01-1995 Withdrawn

16034/AH/96/1930 The Hayes Manor School Wood End Green Road Hayes

Renewal of planning permission ref. 16034AD/92/615 dated 29/01/93; Erection of a portable building

Decision: 28-01-1997 Withdrawn

16034/AK/98/2048 S/Corner Of Hayes Manor School Fields Wood End Green Road Hayes

Formation of surface balancing pond

Decision: 11-01-1999 Approved

16034/APP/2004/1667 Hayes Manor School Wood End Green Road Hayes

ERECTION OF A THREE STOREY TEACHING BLOCK

Decision: 07-09-2004 Refused

16034/APP/2004/2727 Hayes Manor School Wood End Green Road Hayes

ERECTION OF A THREE STOREY TEACHING BLOCK

Decision: 09-11-2004 Approved

16034/APP/2004/3053 Hayes Manor School Wood End Green Road Hayes

RELOCATION OF EXISTING GRASS FOOTBALL PITCH AND ERECTION OF A NEW SINGLE STOREY CHANGING PAVILION, FLOODLIT ALL- WEATHER PLAYING PITCH AND 400 METRE RUNNING TRACK

Decision: 21-12-2004 Approved

16034/APP/2004/493 Hayes Manor School Wood End Green Road Hayes
PHASED DEVELOPMENT TO INCLUDE NEW CHANGING ROOMS BLOCK AND 2 FLOODLIT FOOTBALL PITCHES (PHASE 1A), LIBRARY/ OPEN LEARNING CENTRE EXTENSION, PLAZA AND THREE STOREY TEACHING BLOCK (PHASE 1B), OPEN LEARNING CENTRE AND PLAZA EXTENDED, NEW TEACHING BUILDINGS, SPORTS CENTRE, FITNESS CENTRE AND JOINT SERVICE CENTRE (PHASE 2)(OUTLINE APPLICATION)

Decision: 16-02-2005 Withdrawn

16034/APP/2005/1449 Hayes Manor School Wood End Green Road Hayes
DETAILS OF FLOODLIGHTING OR OTHER EXTERNAL LIGHTING AND PHYSICAL BARRIER TO THE SOUTH AND EASTERN SIDES OF THE RUNNING TRACK AND ALL WEATHER PLAYING PITCH IN COMPLIANCE WITH CONDITIONS 5 & 14 OF PLANNING PERMISSION REF:16034/APP/2004/3053 DATED 11/01/2005 'RELOCATION OF EXISTING GRASS FOOTBALL PITCH AND ERECTION OF A NEW SINGLE STOREY CHANGING PAVILION, FLOODLIT ALL-WEATHER PLAYING PITCH AND 400 METRE RUNNING TRACK'

Decision: 26-10-2005 Approved

16034/APP/2005/2073 Hayes Manor School Wood End Green Road Hayes
ERECTION OF ELECTRICAL SUBSTATION

Decision: 15-09-2005 Withdrawn

16034/APP/2005/2118 Hayes Manor School Wood End Green Road Hayes
RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE, LANDSCAPING AND MEANS OF ACCESS) OF THE LIBRARY/OPEN LEARNING CENTRE AND ELECTRICITY SUBSTATION IN PART COMPLIANCE WITH CONDITION 2 OF OUTLINE PLANNING PERMISSION REF.16034/APP/2005/ 705 DATED 18/05/2005: PHASED DEVELOPMENT TO INCLUDE A NEW 3-STOREY TEACHING BLOCK, ADULT EDUCATION FACULTY, AND OTHER ACADEMIC BUILDINGS (PHASE A1), LIBRARY/OPEN LEARNING CENTRE (PHASE A2), SPORTS CENTRE/CHANGING ROOMS (PHASE A3), JOINT SERVICE CENTRE/HEALTH CENTRE/CHILDREN'S' HEALTH CENTRE (PHASE A4) FLOODLIT ALL WEATHER PLAYING PITCH/ ATHLETICS TRACK AND GRASS FOOTBALL PITCH (PHASE B1) AND HARD PLAYING SURFACE (PHASE B2)

Decision: 25-10-2005 Approved

16034/APP/2005/2484 Hayes Manor School Wood End Green Road Hayes
ERECTION OF A SINGLE STOREY BUILDING FOR CHANGING ROOM FACILITIES (INVOLVING DEMOLITION OF EXISTING PRE-FABRICATED BUILDING)

Decision: 13-10-2005 Approved

16034/APP/2005/3176 Hayes Manor School Wood End Green Road Hayes
DETAILS OF A PROGRAMME OF ARCHEOLOGICAL WORK IN COMPLIANCE WITH CONDITION 16 OF PLANNING PERMISSION REF:16034/APP/2004/2727 DATED 16/11/2004 'ERECTION OF A THREE STOREY TEACHING BLOCK'

Decision: 08-12-2005 Refused

16034/APP/2005/3177 Hayes Manor School Wood End Green Road Hayes

DETAILS OF A PROGRAMME OF ARCHEOLOGICAL WORK IN COMPLIANCE WITH
CONDITION 19 OF PLANNING PERMISSION REF: 16034/APP/2004/3053 DATED 11/01/2005 '
RELOCATION OF EXISTING FOOTBALL PITCH AND ERECTION OF A SINGLE STOREY
CHANGING PAVILION, FLOODLIT ALL WEATHER PLAYING PITCH AND 400m RUNNING
TRACK'

Decision: 08-12-2005 Refused

16034/APP/2005/705 Hayes Manor School Wood End Green Road Hayes

PHASED DEVELOPMENT TO INCLUDE A NEW 3 STOREY TEACHING BLOCK, ADULT
EDUCATION FACILITY, AND OTHER ACADEMIC BUILDINGS (PHASE A1), LIBRARY/OPEN
LEARNING CENTRE (PHASE A2), SPORTS CENTRE/ CHANGING ROOMS (PHASE A3), JOINT
SERVICE CENTRE/HEALTH CENTRE/ CHILDREN'S HEALTH CENTRE (PHASE A4), FLOODLIT
ALL-WEATHER PLAYING PITCH/ ATHLETICS TRACK AND GRASS FOOTBALL PITCH (PHASE
B1) AND HARD PLAYING SURFACE (PHASE B2)(OUTLINE APPLICATION)

Decision: 10-05-2005 Approved

16034/APP/2005/723 Hayes Manor School Wood End Green Road Hayes

DETAILS IN COMPLIANCE WITH CONDITIONS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16,
17, 18, 19, 20, 21, 22, 23 AND 24 OF PLANNING PERMISSION REF. 16034/APP/2004/2727
DATED 9.11.2004: ERECTION OF A THREE STOREY TEACHING BLOCK

Decision: 15-07-2005 Approved

16034/APP/2006/2090 Hayes Manor School Wood End Green Road Hayes

DETAILS OF LANDSCAPING IN COMPLIANCE WITH CONDITIONS 10 OF PLANNING
PERMISSION REF: 16034/APP/2005/2118 DATED 04/08/2005 'RESERVED MATTERS (DETAILS
OF SITING, DESIGN, EXTERNAL APPEARANCE, LANDSCAPING AND MEANS OF ACCESS)
OF THE LIBRARY/OPEN LEARNING CENTRE AND ELECTRICITY SUBSTATION IN PART
COMPLIANCE WITH CONDITION 2 OF OUTLINE PLANNING PERMISSION
REF.16034/APP/2005/ 705 DATED 18/05/2005'

Decision: 23-09-2011 Approved

16034/APP/2006/2254 Hayes Manor School Wood End Green Road Hayes

DETAILS OF LANDSCAPING AND LANDSCAPE MAINTENANCE IN COMPLIANCE WITH
CONDITIONS 7 & 9 OF PLANNING PERMISSION REF 16034/APP/2004/2727 DATED 16/11/2004
'ERECTION OF A THREE STOREY TEACHING BLOCK'

Decision: 12-01-2007 Approved

16034/APP/2007/3581 Hayes Manor School Wood End Green Road Hayes

DETAILS IN COMPLIANCE WITH CONDITIONS 3, 4, 5, 6, 7 AND 8 OF PLANNING PERMISSION
REF.16034/APP/2005/2484 DATED 17-10-2005: ERECTION OF A SINGLE STOREY BUILDING

FOR CHANGING ROOM FACILITIES (INVOLVING DEMOLITION OF EXISTING PRE-FAB BUILDING).

Decision: 18-01-2008 Approved

16034/APP/2009/2611 Rosedale College Wood End Green Road Hayes

Outline planning application (all matters reserved) for the redevelopment of the site to provide an 'all through school', comprising a children's centre (30 places), nursery (45 places), 3 form of entry primary school (630 places), and 6 form of entry high school (900 places) with an additional 259 sixth form places. The new school would have a maximum capacity of 1,864 students, a maximum gross internal floor area of 15,012m² and a maximum building height of three storeys. A maximum 131 parking spaces, 5 motor cycle spaces and 5 mini-bus spaces would be provided on the site with access off Wood End Green Road. The proposal would also include provision of a running track around the existing all-weather pitch together with 2 floodlit multi-use games areas.

Decision: 18-02-2010 Withdrawn

16034/APP/2011/2044 Rosedale College Wood End Green Road Hayes

Details in compliance with conditions 6 (landscape maintenance), 7 (traffic management plan), 8 (travel plan), 10 (energy saving measures), 11 (rainwater recycling), 15 (refuse storage details), 16 (disabled parking strategy) 17 (cycle parking) and 18 (lighting strategy) of planning permission ref: 16034/APP/2011/997 dated 28/06/2011; Temporary primary school comprising 3 forms of entry, including nursery, school hall and associated offices, staff room and amenity space.

Decision: 10-10-2011 Approved

16034/APP/2011/997 Rosedale College Wood End Green Road Hayes

Temporary primary school comprising 3 forms of entry, including nursery, school hall and associated offices, staff room and amenity space.

Decision: 28-06-2011 Approved

16034/APP/2012/3158 Rosedale College Wood End Green Road Hayes

Demolition of school sports hall/gymnasium; construction of a part two storey, part single storey building to create a two form of entry primary school including nursery; provision of a Multi Use Games Area (MUGA); car parking; and associated works.

Decision: 13-03-2013 Approved

16034/APP/2013/2699 Rosedale College Wood End Green Road Hayes

Details pursuant to condition 12 (Traffic Management Plan) of planning permission ref: 16034/APP/2012/3158 dated 18/03/13; Demolition of school sports hall/gymnasium; construction of a part two storey, part single storey building to create a two form of entry primary school including nursery; provision of a Multi Use Games Area (MUGA); car parking; and associated works.

Decision: 21-01-2014 Approved

16034/APP/2013/3875 Rosedale College Wood End Green Road Hayes

Details in compliance with conditions 7 (landscaping), 8 (levels), 9 (sustainable water

management), 10 (drainage), 11 (electric vehicle charging points) and 13 (cycle storage) of planning permission ref: 16034/APP/2012/3158 dated 18/03/13; Demolition of school sports hall/gymnasium; construction of a part two storey, part single storey building to create a two form of entry primary school including nursery; provision of a Multi Use Games Area (MUGA); car parking; and associated works.

Decision: 08-09-2014 Approved

16034/APP/2014/1931 Rosedale College Wood End Green Road Hayes

Non-material amendment to planning permission ref: 16034/APP/2012/3158 dated 18/03/13 (demolition of school sports hall/gymnasium; construction of a part two storey, part single storey building to create a two form of entry primary school including nursery; provision of a Multi Use Games Area (MUGA); car parking; and associated works) to relocate PV panels; add a window; omit brise soleil; and to make minor alterations to the kitchen roof, landscaping and car park layout.

Decision: 01-07-2014 Approved

16034/APP/2014/211 Rosedale College Wood End Green Road Hayes

Details pursuant to condition 6 (tree protection) of planning permission ref: 16034/APP/2012/3158 dated 18/03/13; Demolition of school sports hall/gymnasium; construction of a part two storey, part single storey building to create a two form of entry primary school including nursery; provision of a Multi Use Games Area (MUGA); car parking; and associated works.

Decision: 06-02-2014 Approved

16034/APP/2014/285 Rosedale College Academy Wood End Green Road Hayes Middlesex

Details in compliance with condition 20 (Travel Plan) of planning permission ref: 16034/APP/2012/3158 dated 18/03/13; Demolition of school sports hall/gymnasium; construction of a part two storey, part single storey building to create a two form of entry primary school including nursery; provision of a Multi Use Games Area (MUGA); car parking; and associated works.

Decision: 03-03-2014 Approved

16034/APP/2014/3246 Rosedale College Wood End Green Road Hayes

Details in compliance with condition 19 (fire evacuation plan) of planning permission ref: 16034/APP/2012/3158 dated 18/03/13; Demolition of school sports hall/gymnasium; construction of a part two-storey, part single-storey building to create a two form of entry primary school including nursery; provision of a Multi Use Games Area (MUGA); car parking; and associated works.

Decision: 15-09-2014 Approved

16034/APP/2014/371 Rosedale College Wood End Green Road Hayes

Details pursuant to condition 15 (pedestrian guardrails) of planning permission ref: 16034/APP/2012/3158 dated 18/03/13; Demolition of school sports hall/gymnasium; construction of a part two storey, part single storey building to create a two form of entry primary school including nursery; provision of a Multi Use Games Area (MUGA); car parking; and associated works.

Decision: 28-02-2014 Approved

16034/APP/2014/850 Rosedale College Wood End Green Road Hayes
Details pursuant to condition 4 (materials) of planning permission ref: 16034/APP/2012/3158 dated 18/03/13; Demolition of school sports hall/gymnasium; construction of a part two storey, part single storey building to create a two form of entry primary school including nursery; provision of a Multi Use Games Area (MUGA); car parking; and associated works.

Decision: 04-06-2014 Approved

16034/APP/2023/2796 Rosedale College Wood End Green Road Hayes
Erection of temporary teaching units for a period of 18-24 months, to provide teaching accommodation whilst the wider re-development works are undertaken on the wider site. Including temporary infrastructure works.

16034/K/79/1568 Hayes Manor School Wood End Green Road Hayes
Formation of access (P)

Decision: 17-01-1980 Approve Deemed Hill.

16034/L/79/1495 Hayes Manor School Wood End Green Road Hayes
Extension/Alterations to Educational premises (P) of 120 sq.m.

Decision: 03-10-1979 Approve Deemed Hill.

16034/N/82/1524 Hayes Manor School Wood End Green Road Hayes
Extension/Alterations to Educational premises (P) of 120 sq.m.

Decision: 12-01-1983 Approve Deemed Hill.

16034/PRE/2004/244 Hayes Manor School (Open Learning Centre) Wood End Green Road Hayes

T P PRE-CORRES: OPEN LEARNING CENTRE

16034/R/86/0926 Hayes Manor School Wood End Green Road Hayes
Extension/Alterations to Educational premises (P) of 121 sq.m.

Decision: 23-06-1986 Approve Limited Time

16034/S/87/0057 Hayes Manor School Wood End Green Road Hayes
Erection of 6 floodlighting columns.

Decision: 23-04-1987 Refused

16034/T/88/2583 Hayes Manor School Wood End Green Road Hayes
Erection of 2 storage containers 17/11

Decision: 12-12-1988 Approve Limited
Time

16034/W/88/2721 Hayes Manor School Wood End Green Road Hayes
Erection of a concrete garage for storage of equipment in connection with the school

Decision: 16-02-1989 Approved

16034/X/89/1226 Hayes Manor School Wood End Green Road Hayes
Installation of satellite dish on roof of sports centre.

Decision: 09-08-1989 Approve Deemed
Hill.

16034/Y/90/1100 Hayes Manor School Wood End Green Road Hayes
Installation of 11 floodlights and repositioning of 4 existing floodlights

Decision: 04-09-1990 Approve Deemed
Hill.

16034/Z/90/1351 Hayes Manor School Wood End Green Road Hayes
Installation of three bottle banks

Decision: 22-03-1991 Approve Deemed
Hill.

Comment on Relevant Planning History

The sites planning history is set out above, nevertheless it is important to note the following:

Planning permission has been sought in parallel for the erection of a temporary school building alongside additional infrastructure (No.16034/APP/2023/2796). The development will provide temporary teaching blocks and parking facilities (allowing for the ongoing operation of the college) whilst the development sought under this application takes place.

In addition to the above, it should be noted that planning permission was approved in 2011 for a 'Temporary primary school comprising 3 forms of entry, including nursery, school hall and associated offices, staff room and amenity space' under planning application No.16034/APP/2011/997. The temporary building was conditioned to be removed by 1st July 2014. The proposed development would see this building removed and replaced with a football pitch.

4. Planning Policies and Standards

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)

The National Planning Policy Framework (NPPF) (2023) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Local Plan 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

Part 2 Policies:

DMCI 1 Retention of Existing Community Sport and Education Facilities

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 14 Air Quality

DMHB 7 Archaeological Priority Areas and archaeological Priority Zones

DMEI 2 Reducing Carbon Emissions

DMHB 11 Design of New Development

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DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMT 1 Managing Transport Impacts

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP D14 (2021) Noise

LPP D12 (2021) Fire safety

LPP S3 (2021) Education and childcare facilities

LPP T3 (2021) Transport capacity, connectivity and safeguarding

LPP SI12 (2021) Flood risk management

LPP SI13 (2021) Sustainable drainage

LPP T5 (2021) Cycling

LPP GG2 (2021) Making the best use of land

LPP D2 (2021) Infrastructure requirements for sustainable densities

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D4 (2021) Delivering good design

LPP D5 (2021) Inclusive design

LPP T6 (2021) Car parking

LPP T6.1 (2021) Residential parking

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date: Not Applicable

5.2 Site Notice Expiry Date: **15th November 2023**

6. Consultations

External Consultees

A total of 191 neighbouring properties were directly notified of the proposal on 23/10/23. 3 site notices

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were displayed around the site on 26/10/23.

7 letters of objection and 2 queries have been received in response to consultation on the application. The responses have been summarised below.

- 1) The proposed development would cause harm to the local highways network and pedestrian safety, due to increased parking demand and more roadside parking. Parents park at the roadside already, this would be exacerbated by the development.
- 2) Dust and rubble from construction will reduce the usability of neighbouring gardens.
- 3) Noise pollution from construction will have an adverse impact on neighbouring amenities.
- 4) The development will result in an increase in student numbers regardless of what has been proposed.
- 5) The development would cause a loss of privacy and overlooking to neighbouring properties harming their amenities.
- 6) The developer should purchase nearby homes to ensure that the proposal has no adverse impact on neighbouring amenities and that local residents are compensated for the adverse amenity impacts caused by the proposal. Alternatively the developer should offer surrounding residents triple glazed windows to combat the noise pollution, financial contribution towards water, electricity and gas bills (as residents will need to wash and dry clothes indoors), financial contributions toward repainting and washing cars as well as homes caused by dust and dirt during construction.
- 7) The development would have an adverse impact on the mental health of nearby residents during construction works.
- 8) Residents were not informed of the proposed development.
- 9) Will the new pitches be illuminated? if so they would harm neighbouring amenities due to light spillage.
- 10) Will the proposal lead to the loss of trees to the rear of 62 and 64 Cromwell Road?

PLANNING OFFICER COMMENT:

All material planning considerations are addressed within the main body of the report. In relation to point 1, the impact of the proposed development on highway safety and parking provision has been addressed in detail in Section 7.10 of the report.

In relation to points 2, 3 and 7, construction works are temporary and therefore so are the associated impacts. The Environmental Protection Act (1990) and Pollution Act (1974) are in place to ensure that construction works are carried out in an appropriate manner. Notwithstanding the above, a condition requiring a construction logistics plan and construction management plan to be agreed with the Council has been recommended, in order to minimise the impacts of construction on neighbouring residents and the environment as far as practicable.

In relation to point 4, a condition has been placed on the application to ensure that student numbers remain as existing.

In relation to point 5, the impact of the proposal on neighbouring amenity has been addressed in Section 7.08 of the report.

In relation to point 6, there is no planning policy or material consideration requiring the developer/applicant to buy neighbouring land or to finance the maintenance of neighbouring properties (during or post construction).

In relation to point 8, all statutory consultation requirements were carried out. As mentioned above 191 neighbours were consulted on the application and 3 site notices were placed (Wood End Green Road, Leven Way and Varcoe Gardens) advertising the proposal.

In relation to point 9, the submitted plans show that the new pitches would not be illuminated. A condition has been recommended to ensure that the proposal is carried out in accordance with the submitted plans.

In relation to point 10, the submitted plans (SRP1077-NVB-00-XX-D-L-1060 Rev P02) show that the trees to the rear of 62 and 64 Cromwell Road are to be retained.

SPORTS ENGLAND (summary):

The proposal and impact on playing field

It is proposed to provide two new classroom blocks at the Rosedale College site (Council Ref: 16034/APP/2023/2812). It is further proposed to demolish other buildings on the site and refurbish an outdoor changing block. The school's existing playing field will be affected by the development. The existing 3 court MUGA will be lost. The existing courts are not floodlit. These will be replaced with a single MUGA adjacent to the primary school and the relocation of 2 MUGAs onto the playing field. The school previously had a MUGA in the northern part of the site but the applicant has advised that this is used as a car park. Under the proposals this area will be used to provide replacement grass playing field.

A further application has been submitted for temporary classrooms to support construction of the new buildings (Council ref: 16034/APP/2023/2796) which Sport England has an outstanding objection.

Assessment against Sport England Policy NPPF

- a) Exception E1 - Not applicable. It has not been demonstrated that there is an excess of playing pitches in the catchment in terms of both school and community playing pitch provision.
- b) Exception E2 - applicable in part. The proposals include a spectator canopy for the existing all-weather pitch.
- c) Exception E3 - applicable in part. Parts of the playing field where the new buildings are proposed are not able to be marked out as a pitch. However, this does not apply to all the playing field that will be lost.
- d) Exception E4 - applicable in part. Part of the proposal is to replace the affected playing field with land that was previously playing field prior to a planning application for a 'temporary' building in 2011 (Council Ref: 16034/APP/2011/997). This building should already have been removed and the playing field reinstated. Sport England has been advised by the Council that it would be difficult to take enforcement action to remove this building, given the length of time it has been present on the site.
- e) Exception E5 - applicable in part. 2 of the 3 existing MUGA courts will be replaced on playing field land. Sport England's Playing Fields Policy explains that proposals for sports facilities on an area of playing field, to replace existing sports facilities displaced by other development does not meet with Exception E5. A cricket practice net is now included within the submitted plans. This meets exception 5 (see drawing number; SRP1077-NVB-00-XX-D-L-1071 Rev P05).

To summarise, the proposals have the following benefits for sport on the site;

- A spectator canopy for the all-weather pitch
- A new cricket practice net facility
- The area of grass playing field lost through the relocation of the MUGAs will eventually be replaced when the temporary buildings are removed.
- The eventual replacement of the grass playing field lost to the 'temporary' buildings in the northern part of the site will allow the school to have a longer grass athletics circuit than can be currently accommodated on the site.
- Refurbishment of the changing rooms
- New activity studio (150 sq. m) and 2 x new changing rooms

In our previous response, we provided comments from the Football Foundation about maintaining access to the site during the construction period. The applicant has provided a plan showing the phases of the development (Rosedale College Sports Facility Summary SRP1077-NVB-00-XX-T-L-1901 Rev P02 date of

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issue - 15/01/2024), demonstrating that community use of the artificial pitch and changing provision with parking can be made available during the construction period. This information has been shared with the Football Foundation. The England & Wales Cricket Board has also been sent a copy of proposals for the new cricket practice nets now proposed.

Sport England's position

In light of the above characteristics relating to this site and the planning application, on this occasion, Sport England is satisfied that there will be limited harm to sport and recreation provision on the site and that the overall scheme will improve sporting opportunities and bring wider benefits to sport.

Sport England therefore does not object to the applications. This on the understanding that the Council will undertake enforcement action if the planning conditions proposed are not enforced and that it will seek to ensure that all temporary buildings are removed from the site.

PLANNING OFFICER COMMENTS:

The conditions recommended by Sports England have been recommended for inclusion on the decision notice if the application is approved.

GREATER LONDON ARCHAEOLOGICAL ADVISORY SERVICE (GLAAS):

Assessment of Significance and Impact

Although Rosedale College is not within an Archaeological Priority Area, the applicant's archaeological desk-based assessment (DBA) rightly identifies that the site does have archaeological potential and that the proposed scale of development is such that harm may be caused to non-designated heritage assets of archaeological interest. The site lies on the extensive West London gravel terraces which further south around Heathrow are known for their extensive prehistoric and later settlement and land use. Such activity was formerly probably widespread over this geology but the archaeology has become obscured and fragmented by modern development.

Previous archaeological investigations close to the application site have found surviving buried archaeological remains of prehistoric, Roman and medieval date as well as undated features which may belong to these periods. Moreover, aerial photography has recorded a 'ring ditch' - possibly the site of a prehistoric burial mound - within the site itself. The ring ditch is recorded on the GLHER but unfortunately the DBA study has not re-located this photograph and plotted it.

The DBA suggests that archaeology is likely to be preserved in the southern part of the site but truncated or destroyed in the northern part. Whilst I agree that modern land use has likely had less impact in the south than the north I believe this should be tested.

Overall I consider that the site has moderate to high potential for surviving archaeological remains but these are likely to be of low or moderate rather than high significance.

The impact of the development including construction phase activities looks to be fairly extensive, although some aspects such as the playing fields might allow for preservation in-situ of buried deposits to mitigate harm.

Planning Policies

NPPF Section 16 and the London Plan (2021 Policy HC1) recognise the positive contribution of heritage assets of all kinds and make the conservation of archaeological interest a material planning consideration. NPPF paragraph 194 says applicants should provide an archaeological assessment if their development could affect a heritage asset of archaeological interest.

NPPF paragraphs 190 and 197 and London Plan Policy HC1 emphasise the positive contributions heritage assets can make to sustainable communities and places. Where appropriate, applicants should therefore also expect to identify enhancement opportunities.

If you grant planning consent, paragraph 205 of the NPPF says that applicants should record the significance of any heritage assets that the development harms. Applicants should also improve knowledge of assets and make this public.

Recommendations

I advise that the development could cause harm to archaeological remains and field evaluation is needed to determine appropriate mitigation. However, although the NPPF envisages evaluation being undertaken prior to determination, in this case consideration of the nature of the development, the archaeological interest and/or practical constraints are such that I consider a two-stage archaeological condition could provide an acceptable safeguard. This would comprise firstly, evaluation to clarify the nature and extent of surviving remains, followed, if necessary, by a full investigation.

I therefore recommend attaching conditions to any grant of planning consent (condition wording provided).

PLANNING OFFICER COMMENTS:

The condition recommended by the Greater London Archaeological Advisory Service has been recommended for inclusion on the decision notice if the application is approved.

LONDON FIRE BRIGADE

The London Fire Brigade (LFB) has been consulted with regard to the above-mentioned premises and have the following observations to make:

Sprinklers

BB100 section 1.6 and 2.4.1 states that all new schools should have sprinklers installed except in a few low risk schools. A justification for not installing a sprinkler system has not been included within NTB1 and NTB2 Fire Statements. A risk assessment using the risk analysis tool highlighted in BB100 should be conducted, to determine if the buildings are of low risk and do not require sprinklers.

It should be ensured that if any material amendments to this consultation is proposed, a further consultation may be required.

The Applicant is advised to ensure the plans conform to Part B of Approved Document of the Building Regulations and that the application is submitted to Building Control/Approved Inspector who in some circumstances may be obliged to consult the Fire Authority.

I also enclose Guidance note 29 on Fire Brigade Access similar to that in B5 of the Building Regulations. Particular attention should be made to paragraph 16, Water Mains and Hydrants, by the applicant. If there are any deviations from the guidance in ADB) vol 1 and 2: B5 Access and facilities for the fire service in relation to water provisions, then this information needs to be provided to the Water Office (water@london-fire.gov.uk) to discuss the proposed provision.

If there are any deviations to Brigade access and facilities then this information needs to be provided to Fire Safety Regulation (FSR-AdminSupport@london-fire.gov.uk) to review the proposed provision. Once we have received this information then the LFB can provide a response on the consultation and advice in regards to hydrants upon receipt of an appropriate site plan showing premises layout, access to it, and

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water supply infrastructure if available.

LONDON FIRE BRIGADE (further comments)

The LFB accepts the reasoning provided as a justification for not implementing a sprinkler system and that risk has been considered.

Internal Consultees

ACCESS OFFICER:

Planning permission is sought to redevelop Rosedale College secondary school which is a co-educational 6FE Secondary School for 1125 pupils aged 11 to 19 years. The proposal is to construct two new buildings to replace the oldest existing school block with a new teaching block, separate assembly hall, dining hall and creative arts block. Associated works include providing temporary classroom accommodation and various upgrades to the existing buildings, car park, games court areas, including highways and access works.

Section 8 of the supporting Design & Access Statement sets out the how the proposed development has embraced the principle and spirit of accessibility and inclusive design. In response to the accessibility comments provided at the pre-application stage, the following provisions are said to have been incorporated:

- Routes to and into each building that are clear, lit and demarcated via landscape treatments;
- level access across the site with no abrupt changes in level;
- a sufficient quantity of accessible toilets as per Approved Document M to the Building Regulations;
- lift access to all floors to be made available only to authorised staff and pupils;
- lifts will be designed to be used during a fire emergency evacuation event;
- all learning spaces will be designed to meet or exceed BB93;
- a 'Changing Places' facility will be provided within New Teaching Block 1.

Conclusion: in view of the above, no further accessibility comments are deemed necessary subject to Conditions attached to any approval.

PLANNING OFFICER COMMENTS:

Relevant condition recommended by the Access Officer have been recommended for inclusion on the decision notice if the application is approved.

HIGHWAYS OFFICER:

Site Description

The application site is located on the site of Rosedale College, Wood End Green Road, a mainly residential road within a 20mph controlled zone that has vehicle speeds restricted by the provision of vertical and horizontal traffic calming measures. Wood End Green Road is subject to 'No stopping' restrictions Mon-Fri 8-10am and 2.30-4.30pm on entrance markings to the college and single yellow line restrictions Mon-Fri 8-10am and 2.30-4.30pm outside the remaining frontage of college. The northern side of Wood End Green Road opposite the college has no waiting or parking restrictions.

Transport for London use a system called PTAL (Public Transport Accessibility Level) to measure access to the public transport network. PTAL assesses walk times to the nearest public transport location taking into account service frequency. The location is then scored between 0 and 6b where 0 is the worst and 6b the best. According to the Transport for London WebCAT service the application site has a PTAL ranking

of 1a indicating access to public transport is very poor compared to London as a whole suggesting that most trips to and from the application site would be made by the private motor car which fails to concur with the Mayor's Transport Strategy which aims to encourage people to walk, cycle and use public transport as an alternative and National Planning Policy Framework (NPPF) 9: Promoting Sustainable Transport.

Access

The application proposes to redevelop and refurbish the existing secondary school to provide improved teaching and sports facilities including new teaching blocks, MUGA and sports fields/pitches with a new parking area being provided.

The applicant has provided a comprehensive Transport Statement (TS) ref P:20235203 dated August 2023 which is broadly acceptable and addresses issues regarding access, highway impact, car parking, cycle parking, refuse, construction phase and sustainability. Highway comments on the Transport Statement are provided below:

Section 2 The Existing Site and Accessibility section provides a summary of existing site information and states that the existing application site accommodates 1125 pupils with 900 pupils aged 11-16 and 225 sixth form students aged 17-19 and 130 full time equivalent (FTE) serviced by 70 car parking spaces which would not change following the redevelopment and therefore there would be no change to means of access, person trip generation and distribution of trips by mode of transport which is generally acceptable, however, the level of occupation of the college should be conditioned not to exceed 1125 students and 130 FTE staff.

Para 2.5 states 'The existing school also provides for the community in the form of sports facilities. These can currently be used outside of school operational hours' which raises concerns as congestion can occur at change over times when 2no. sets of teams, coaches, ancillary staff and supporters would be arriving and leaving. This matter can be addressed by way of a Parking Management and Design Plan secured by a planning condition.

Para 2.24 states that the application site achieves a PTAL rating of 1b-2 which is incorrect. The Transport for London (TfL) gives a PTAL ranking of 1a which indicates very poor access to public transport and therefore improvements would be required between Rosedale College and the local bus stops to encourage active travel and to comply with the Mayor's Transport Strategy and LBH Policy DMT 1: Managing Transport Impacts and Policy DMT 4: Public Transport and The London Plan (2021) Policy T2 Healthy Streets. The following Active Travel Zone contributions would therefore be required to provide permeability by foot and cycle and connect the application site to local walking and cycling networks as well as public transport.

The Highway Authority require that the applicant enter a s.106 legal agreement with the Council obliging them to provide the works as set out in the table below:

Tactile Paving with dropped kerbs in the vicinity of bus stop XP on Kingsway near roundabout

Tactile Paving with dropped kerbs at the junction of Cromwell Road and North Road

1no. Street bench

5no. Street trees

Total £17,089

The Summary of Section 2 states that as there would be no change in the number of students and staff there would be no impact on the local highway network which is acceptable.

The applicant has submitted a School Travel Plan ref P:20235203 dated August 2023 which is broadly

acceptable, however, the staff targets for the school travel plan must be revised to bring them in line with the Mayors Transport Strategy. The targets for active travel for Year 1 (2024) must be 45.8%, Year 3 (2026) must be 47% and Year 5 (2028) must be 48.2% which are the active travel targets for London Borough of Hillingdon from TfL. The Highway Authority require that a revised full Travel Plan is provided that includes these targets, this should be secured by way of a planning condition.

The TS Servicing and Waste Collection Strategy Paragraph 4.10 states that all servicing activity would take place on-site from within the car park, with two dedicated loading bays provided along the access route which would be acceptable. Swept path analysis has been provided to demonstrate access for service vehicles:

- Appendix E comprises Drawing CA5203 TR001 3 of 7 Rev C titled Swept Path Analysis using a 10.7m Refuse Vehicle which shows the entry and exit manoeuvre for a 10.7m Refuse Vehicle which is acceptable.
- Appendix F comprises Drawing CA5203 TR001 6 of 7 Rev C titled Swept Path Analysis using an 8m 7.5t Box Van which is acceptable.

Car Parking

The London Plan (2021) does not provide parking standards for colleges and therefore the Hillingdon Local Plan: Part 2 Development Management Policies (2020) should be used to assess the car parking need generated by the application site. Appendix C Table (b) requires that car parking need should be assessed on an individual basis using a transport assessment and where applicable school travel plan/travel plan. The TS submitted by the applicant has comprehensively assessed the car parking need and is acceptable. Paragraph 4.6 states that a total of 70no. car parking spaces would be provided which is acceptable.

Drawing SRP1077-NVB-00-XX-DDR-L-1101 Rev P04 titled Detailed Proposed Site Plan shows:

- 2no. mini bus parking spaces to meet the needs of SEN children which would be acceptable
- 7no. disabled spaces which concurs with the London Plan (2021) Table 10.6-Non-residential Disabled Persons Parking Standards which requires 5% spaces to be designated disabled spaces and 5% to be enlarged spaces.
- London Borough of Hillingdon Local Plan Part 2 - Development Management Policies Appendix C requires 5% spaces are parking spaces for motorised two wheelers (motorcycles, moped and scooters). 5no. motorcycle spaces have been provided, however, the 2no. northernmost spaces do not concur with The Local Plan which requires motorcycle spaces to have dimensions of 1400mm x 2500mm. Revised drawings should be provided which should include ground anchors for all spaces.
- 5no. active electric vehicle charging points (EVCPs) have been provided which is acceptable. 4no. car parking spaces and 2no. mini bus spaces are annotated as Future EV which should be amended to provide 5no. future EVCPs for cars and 1 no. active EVCP for overnight minibus charging.

The London Plan (2021) Policy T6 Car Parking Paragraph J requires that a Parking Design and Management Plan should be submitted alongside all applications which include car parking provision, indicating how the car parking would be designed and managed, with reference to Transport for London guidance on parking management and parking design. As already mentioned above a Parking Design and Management Plan would therefore be required and should be submitted for approval.

Cycle Parking

The London Plan (2021) Policy T5 Cycling Table 10.2 - Minimum Cycle Parking Standards requires that 1no. long stay cycle space per 8no. FTE staff + 1no. long stay space per 8no. students is provided for the development. The TS Paragraph 4.8 states that the application site would provide 143 long stay spaces for students and 17 long stay spaces for staff, therefore with 1140 students and 131 FTE staff the level of long stay cycle parking would be acceptable, however, Drawing SRP1077-NVB-00-XX-DDR-L-1101 Rev P04 titled Detailed Proposed Site Plan shows a cycle store accommodating 120no. cycles close to the entrance. An additional 23no. cycle parking spaces for students would be required. 24no. spaces are provided adjacent to the dining canopy for staff which would be acceptable.

The London Plan (2021) Policy T5 Cycling Table 10.2 - Minimum Cycle Parking Standards requires that 1 short term cycle parking space per 100 students is provided. SRP1077-NVB-00-XX-D-L-1100 Rev P05 titled Proposed Site Plan shows 24no. visitor parking spaces which would be acceptable.

The Transport Statement (TS) ref P:20235203 dated August 2023 summarised above is therefore considered robust and further amendment of the issues detailed above would be acceptable.

Construction Logistics Plan (CLP)

Concerns are raised regarding the construction phase of the development and therefore a CLP would be required. The TS Section 6 Framework Construction Logistics Plan seeks to provide a robust construction strategy and confirms that contractors and subcontractors would be registered with the Freight Operator Recognition Scheme (FORS) and would operate within the requirements of Construction Logistics and Community Safety (CLOCS) which would be acceptable.

The applicant has submitted a comprehensive Construction Environmental Management Plan (CEMP) Revision A - Aug 2023 to address issues which may be raised during the construction phases of the development which is generally acceptable, however, concerns are raised regarding contractor and operative parking.

Paragraph 6.0 Site Set Up and Logistics details wheel washing, site accommodation, office space and welfare which would be acceptable for all phases, however, car parking for site management and operatives would be limited which would not be acceptable. Further details would be required to prevent additional and indiscriminate parking on the highway in this school environment in a residential area.

Paragraph 8.0 states that deliveries would be accepted 08.00-17.00 which would not be acceptable. Delivery times should be restricted to 09.30-15.30 to avoid school drop off and collection times. Details of site working hours which should be restricted to 08.00-18.00 due to the location in a school in a residential area would be required.

Recommendation

There are no highway objections to this proposal subject to the recommended conditions and Heads of Terms.

PLANNING OFFICER COMMENTS:

The relevant conditions recommended by the Highways Officer have been recommended for inclusion on the decision notice if the application is approved. A section 106 agreement is also to be entered into to ensure that the highways contribution is secured.

DESIGN OFFICER:

There are no objections to the proposed development, however further improvements should be considered and clarification should be provided on certain matters, comments are set out below.

Context and Background

This site is not in a Conservation Area or ASCL and there are no listed buildings on or near the site. No heritage impacts or harm have been identified.

Demolition of the building EFAB needs to be justified from an Urban Design and Carbon Emission perspective to ensure the benefits of demolition outweigh the benefits of retaining and refurbishment of the building.

Layout

The buildings now relate better to each other. The length of building NTB2 has reduced, minimising impact on nearby rear gardens.

However, there is still insufficient information related to the movement of the different age groups around the school grounds and use of the spaces between the buildings. The proposals seem to lack a clear strategy with analysis defining which age group of children will be using which parts of the site, where the different age groups play, the location of the site entrances and exits, how the sports facilities are accessed with all the main entrances to the buildings identified.

Internal corridors lack natural light and could be wider to make these places more pleasant and facilitate congregating outside classrooms, waiting and socialising.

Height Scale and Massing

The height of the proposed 3-storey NTB1 building in the centre of the site will not impact the surrounding residents and is considered acceptable in terms of its height, scale and massing.

The proposed 2-storey NTB2 block is also considered acceptable in terms of height, scale and massing and the separation distance to residential properties to the east is sufficient to avoid any amenity issues for the existing residents.

Appearance

The materials and facade design of the proposed buildings NTB1 and NTB2 and the refurbished EFAC building seem appropriate, with the main facade material a buff brick, combined with a textured fibre-cement cladding.

The application lacks details on the design of the social canopy, but it seems to be made of corrugated metal. The 'glazed PV' roof for the outdoor dining looks translucent on the 3d images, but design is not 'confirmed' and PV panels are normally not translucent. These large spaces (16x16m and 14x18m) may be quite dark and uninviting, especially on overcast days.

The dining area structure is considered to be a visual detractor from the new proposed adjacent building. Accommodation of the EVs should be considered on the roofs of the existing buildings. The canopy will deliver a shaded area for open air dining in summer, where students may prefer to enjoy the sun. A more flexible approach with umbrellas and tables would suffice.

Landscape

The proposed tarmac for the hard landscaped areas is not considered a high-quality material for pedestrian areas, paving is sought instead.

The Urban Greening Factor has increased, and a small Biodiversity Net Gain has been proposed.

The majority of the existing trees are proposed to be retained, except for 4 young Hornbeam trees where MUGA 3 is proposed to be built. While the removal of 4 category C trees and replanting on-site can be acceptable, the rationale for locating this MUGA within the central space needs to be explained. Adjacent to the other 2 MUGAs seems to be a better place.

PLANNING OFFICER COMMENTS:

If the application is recommended for approval conditions have been suggested for inclusion on the decision notice. The conditions would ensure that appropriate materials are used for the proposed

buildings, pitches, cricket lanes, canopies, MUGA and associated infrastructure.

NOISE OFFICER:

The information provided in support of the application includes a background noise survey, an assessment of noise ingress and egress and a noise specification for proposed mechanical plant. These have been carried out having had regard to recognised guidance. On the basis of this information I consider it unlikely that a significant adverse noise impact would be caused by the proposed development and would recommend no objection is made on noise grounds. In addition I do not consider a condition on noise to be necessary. The demolition of the existing buildings and the construction of the proposed development has the potential to disturb occupiers of nearby premises. It is recommended that the Council uses its powers under Section 60 of the Control of Pollution Act 1974, with reference to BS5228 parts 1 and 2, to avoid significant noise and vibration effects on occupants to the extent that is necessary.

PLANNING POLICY OFFICER:

Policy Comments relate application Nos. 16034/APP/2023/2812 and 16034/APP/2023/2796

Proposal

The proposal is for redevelopment of Rosedale College which will include demolition and renovation of existing buildings and erection of 2 new buildings. The proposal also includes a new MUGA and sports facilities.

Reprovision of Educational Floorspace

The proposed development would result in the loss of existing buildings but is acceptable as 'any replacement/relocated facilities would provide the same level of accessibility and standard of provision as that of the existing facility' as noted in Policy DMCI 1 of the Local Plan. Further to this, Policy DMCI 1A identifies criteria including part B which discusses impact on green open space. Part C (iii) of this same policy states- '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', therefore this must also be considered.

Existing Nursery Block

I would note that the proposal involves a loss of a private day nursery in the northwest of the site. The Council would typically seek the retention or reprovision of such facilities. However, it is noted that the private nursery is currently located on land that was meant to be restored as part of the permitted scheme from 2013 (16034/APP/2012/3158). This proposal seeks to return it back to playing fields, which is supported in line with the previous permission, but therefore does not constitute an uplift in new playing fields.

Loss of Sports Facilities

According to the plans, there is a minor loss of sports facilities. This consists of:

Reduction in size of existing MUGA pitches

Use of existing open green space to facilitate this relocation

The implementation of the 'Central Plant Building Energy Centre' is located on existing open green space.

These three points amount to a loss of sports facilities, and this will need to be weighed against the other benefits of the scheme, in particular the expansion of educational facilities.

PLANNING OFFICER COMMENTS:

The principle of the development has been discussed in Section 7.1 of the report.

Hillingdon Planning Committee - 14th February 2024

PART 1 - MEMBERS, PUBLIC & PRESS

CONTAMINATED LAND OFFICER:

Having consider the submitted supporting information i.e. Geo-Environmental Desk Study Report with reference HSP2022-C3886-G-GPI-523 prepared by HSP Consulting Ltd dated 14th February, 2022 and taken note of sections 5 (Preliminary Conceptual Site Model (PCSM) and 6 (Preliminary Engineering Constraints and Recommendations) as well as Phase II Geo-Environmental Assessment Report with reference HSP2022-C3886-G-GPII-641 also prepared by HSP Consulting Ltd dated June 2022 taken note of sections 3 (Fieldwork & Factual Information), 5 (Environmental Assessment) and 6 (Development Constraints and Recommendations for further work), please be advise that we have no objection to the proposed development.

However, the standard land contamination condition is recommend should the planning application be approved.

PLANNING OFFICER COMMENTS:

The condition recommended by the Contaminated Land Officer has been recommended for inclusion on the decision notice if the application is approved.

AIR QUALITY OFFICER:

The proposed development is located within the LBH Air Quality Management Area and within the catchment area of Uxbridge Road Focus Area, approximately 281 m from its boundary. As per the London Plan, developments need to be neutral as minimum and LBH requires development proposals located in Focus Areas to be air quality positive (LBH Air Quality Local Action Plan 2019-2024), contributing to the reduction of emissions in these sensitive areas.

It is anticipated that the number of vehicles accessing/egressing the site will not change from the existing situation. This is due to the number of staff and pupils remaining the same.

LBH requires developments to incorporate air quality positive design measures from the outset and suitable mitigation measures to reduce pollution, especially in areas where the air quality is already poor (LBH Air Quality Local Action Plan 2019-2024), namely Focus Areas. Furthermore, policy DMEI 14 of the emerging London Borough of Hillingdon Local Plan (part 2), requires active contribution towards the continued improvement of air quality, especially within the Air Quality Management Area.

According to LBH Local Action Plan, proposed development within Focus Areas (or with impacts on FAs) require more stringent air quality neutral procedures and needs to be Air Quality positive.

The proposed development is air quality neutral and the proposed Travel Plan and accompanying Action Plan are considered robust and effective and therefore making the proposal air quality positive.

The Air Quality conditions are required to manage construction emissions as required by the Mayor of London And London Plan (2021) policy SI1 and T4, and paragraphs 174(e), 186 and 188 of the National Planning Policy Framework (2021).

PLANNING OFFICER COMMENTS:

The conditions recommended by the Air Quality Officer have been recommended for inclusion on the decision notice if the application is approved.

ENERGY OFFICER:

No objection.

The energy strategy is highly ambitious and the baseline is not overly clear to follow, however the sizing of the air source heat pumps along with the extensive PV array should ensure the development achieves the zero carbon target.

The following conditions are necessary:

- 1 - to ensure the energy assessment forms part of the approved documents.
- 2 - to secure full specifications of the Ground Source Heat Pumps, Air Source Heat Pumps and PVs (i.e the low and zero carbon technology) prior to above ground works.
- 3 - the standard Be Seen (reporting condition)
- 4 - Allowance in the S106 to capture any shortfall in CO2 emissions from the target (set by the energy assessment) at design stage and/or 'be seen' reporting stage.

PLANNING OFFICER COMMENTS:

The conditions recommended by the Energy Officer have been recommended for inclusion on the decision notice if the application is approved. The submitted energy assessment is not included as an approved document as a revised version is required at design stage that will include the additional specification details the Energy Officer is requesting. Allowance is also to be included in the legal agreement to capture any shortfall in CO2 emissions from the target.

FLOODING AND DRAINAGE:

- The applicant has not provided the existing and proposed impermeable areas.
- The applicant has not justified the non-inclusion of rainwater harvesting features such as blue roofs and water butts.
- Infiltration testing to BRE 365 demonstrates shallow groundwater levels onsite.
- Not all the proposed SuDS features (including the green roof, rain garden, and permeable paving) are shown on the drainage drawing.
- The applicant has not considered or provided mitigation measures for groundwater flooding.
- The full site area has not been evidenced in the calculations. The calculations for the 1 in 30-year event have not been provided.
- The applicant has not provided a drawing showing exceedance flow routes.
- Maintenance tasks and frequencies have not been provided for the proposed rain garden, green roofs, and any additional rainwater harvesting features.

To address the above, please can the applicant submit information which:

- Shows the existing and proposed impermeable areas.
- Demonstrates the inclusion of rainwater harvesting within the drainage design or justifies why this has not been included.
- Provides justification for the use of soakaways on site, given the shallow groundwater levels.
- Includes all proposed SuDS features in a drainage drawing.
- Demonstrates mitigation measures for groundwater flooding and provides further investigation into the risk of groundwater flooding to the site.
- Demonstrates that the full site area has been considered in the calculations and provides calculations for the 1 in 30-year event.
- Demonstrates exceedance flow routes for the site.
- Shows the maintenance tasks and frequencies for the proposed rain garden, green roofs, and any

additional rainwater harvesting features.

PLANNING OFFICER COMMENTS:

A condition has been recommended for inclusion on the decision notice (should permission be granted), which would secure and appropriate sustainable urban drainage scheme for the site. The condition would also secure the drainage details requested.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

PROVISION OF NEW EDUCATION AND SPORTS FACILITIES

Paragraph 99 of the NPPF (2023) states:

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:

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

London Plan Policy S3 supports the provision and retention of education and childcare facilities. The Policy states:

B Development proposals for education and childcare facilities should:

- 1) locate facilities in areas of identified need
- 2) locate facilities in accessible locations, with good public transport accessibility and access by walking and cycling
- 3) locate entrances and playgrounds away from busy roads, with traffic calming at entrances
- 4) link to existing footpath and cycle networks to create healthy routes to schools, and other education and childcare facilities, to enable all children to travel actively to school (walk, cycle or travel by public transport)
- 5) maximise the extended or multiple use of educational facilities for community or recreational use, through appropriate design measures
- 6) encourage the shared use of services between schools, colleges, universities, sports providers, and community facilities, and between early years and health and social care providers
- 7) ensure that new developments are accessible and inclusive for a range of users, including disabled people, by adopting an inclusive design approach
- 8) ensure that facilities incorporate suitable, accessible outdoor space
- 9) locate facilities next to parks or green spaces, where possible

C Development proposals should ensure that there is no net loss of education or childcare facilities, unless it can be demonstrated that there is no ongoing or future need. Any proposed loss of sport or recreation land (including playing fields) should be considered against the requirements of Part C of Policy S5 Sports and recreation facilities.

Policy S5 of the London plan supports the provision and retention of sports and recreation facilities.

The policy states:

B Development proposals for sports and recreation facilities should:

- 1) increase or enhance the provision of facilities in accessible locations, well-connected to public transport and link to networks for walking and cycling
- 2) maximise the multiple use of facilities, and encourage the co-location of services between sports providers, schools, colleges, universities and other community facilities
- 3) support the provision of sports lighting within reasonable hours, where there is an identified need for sports facilities, and lighting is required to increase their potential usage, unless the lighting gives rise to demonstrable harm to the local community or biodiversity.

C Existing sports and recreational land (including playing fields) and facilities for sports and recreation should be retained unless:

- 1) an assessment has been undertaken which clearly shows the sports and recreational land or facilities to be surplus to requirements (for the existing or alternative sports and recreational provision) at the local and sub-regional level. Where published, a borough's assessment of need for sports and recreation facilities should inform this assessment; or
- 2) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- 3) the development is for alternative sports and recreational provision, the

Policy DMCI 1 of the Hillingdon Local: Part 2 - Development Management Policies (Jan 2020) states proposals involving the loss of an existing community facility will be permitted if:

A) the specific use is no longer required on-site. In such circumstances, the applicant must provide evidence demonstrating that:

- i) the proposal would not lead to a shortfall in provision for the specific use within the local catchment area;
- ii) there is either no demand for another suitable social infrastructure use on-site, or that the site/premises is no longer appropriate for social infrastructure uses;
- and iii) any replacement/relocated facilities for the specific use provides a level of accessibility and standard of provision at least equal to that of the existing facility.

B) the activities carried out are inconsistent and cannot be made consistent with acceptable living conditions for nearby residents;

and C) the redevelopment of the site would secure an over-riding public benefit.

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.

Policy DMCI 3 of the Hillingdon Local Plan : Part 2 - Development Management Policies (2020) advise that planning permission will not normally be granted for proposals which involve the loss of land used (or where the last authorised use was) for playing fields.

Having regard for the above policies it is clear that there is significant support at national, regional and local level for the retention and where possible improvement of sports, education and community facilities.

The proposal seeks to erect 2 new teaching blocks (NTB1 and NTB2) following the demolition of two existing teaching blocks (buildings EFAB and EFAE). Block EFAE was subject to a temporary planning permission (16034/APP/2011/997) and should have been removed by the 1st July 2014 according to condition 13 attached to the decision notice. Due to its temporary nature the single storey building has deteriorated over the years as has its already limited energy efficiency. EFAB is a three storey teaching block built in the 1960's. The applicant has confirmed that the concrete frame of the building is exposed and requires extensive repair, windows are single glazed and provide poor insulation for users, the basement plant area leaks, class rooms do not meet DFE standards, means of escape do not meet DFE standards, the building fails to meet DFE accessibility standards, the electrical services for the building are at the end of their lifespan including the switch panel in EFAB basement which serves two other buildings. Taking into consideration these points, there is an identified need to remove and replace both buildings on the Rosedale Campus.

The development would lead to a reduction in educational floor space which is derived from the demolition of EFAB and EFAE and the fact the NTB1 and NTB2 do not fully replace all of the floor space within these two blocks. However EFAE and EFAB both accommodate relatively large areas dedicated for plant equipment which would not be required within the two new buildings as the scheme would provide a dedicated energy centre reducing the requirement for each building to accommodate plant. As such the level of actual teaching space lost is approximately 90m² which is considered to be insignificant when viewed in the context of volume of space across the campus as a whole. Furthermore the proposed teaching space in both new buildings and the EFAC and EFAD which are to be refurbished to bring them up to the DFE standards for teaching and the two new blocks would provide an enhanced teaching environment of modern standard therefore the benefits of the scheme would outweigh the potential minor loss of teaching space.

It should also be noted that the volume of space used to calculate the potential loss of teaching space includes the space within block EFAE which should have been demolished in 2014 in accordance with condition 13 of planning consent reference 16034/APP/2011/997. As such, had this building have been removed the proposed development would provide an increase in overall teaching space rather than a loss. This is considered a material consideration which has been factored into the assessment of the proposal.

Turning to the proposals impact upon the existing playing field, the development would result in the potential loss of approximately 500m² of playing field. This is derived from the provision of the new building and area surrounding NTB1, the replacement MUGA's 1 & 2 and the extension of the car park to the east of the site to accommodate the remodelling of the car park itself.

There is an exiting MUGA which measures 2253m² and this would be removed and replaced by 3

new MUGA's measuring 2250m³. This would result in a net loss of MUGA space of 3m² which is considered insignificant. Whilst it is noted that a further MUGA was located in the north west corner of the site which currently accommodates temporary block EFAE and the playground which supported the former temporary school and current nursery within this area of the site, the proposal involves the construction of a grass football pitch upon the removal of the temporary blocks which is considered to meet an underlying shortage of grass pitches across the borough.

In accordance with Sports England's playing field policy, the applicant is required to demonstrate that the development would re-provide the existing sports provision to at least the same standard. The proposal demonstrates that the replacement education and sports facilities are of better quality and the redevelopment of the site would secure over-riding benefits to the public and sites users. Those benefits are set out below:

- Provision of 2 contemporary, more energy efficient teaching blocks
- Provision of 450m² Spectator Canopy (not on playing field)
- Provision of 273m² All-Weather 2-Lane Cricket Practice Facility
- Refurbished changing rooms (in building EFAD)
- 2 new Changing Rooms for 44 people with Hygiene Room (in building NTB1)
- 150m² New Activity Studio (in building NTB1)
- New sports pitches
- 3 New MUGA's (approximately 2250m²) replacing 3 existing MUGA's (approximately 2253m²). The 3 existing MUGA's are located together in the middle of the site. The new layout involves a single MUGA and a pair of MUGA's. The layout would enable staff to split younger and older students. It would also enable to improve safety or younger students by giving them designated space and for outdoor activities to be better managed across the site and age groups.
- A community use agreement to be secured via condition which will enable the public to use all existing and proposed school facilities including the playing field, activity studio, outdoor changing block, sports hall and artificial pitch.
- Removal of unsafe and inefficient teaching blocks which are used by members of the public

In addition to the above, it is noted that building EFAE is currently used as a nursery and that no new nursery is to be provided as part of the proposed development. The loss of the nursery is considered to be justified in this instance as its users are to be relocated into Park Side Studio (within the wider campus).

In terms of accessibility, the new teaching blocks and sports facilities would be located within the Rosedale College Campus and would be as accessible as existing facilities. Existing pedestrian and vehicle accesses are to be retained and utilised. A travel plan is proposed to encourage sustainable modes of transportation to and from the site and this is supported by the provision of new cycle stores.

Sports England have been consulted on the proposed development and have no objections to the development subject to conditions.

To summarise, the proposed development would result in an enhancement to both the teaching provision and sports provision on site. The new sports and educational facilities are therefore considered to be acceptable.

7.02 Density of the proposed development

Not applicable.

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

ARCHAEOLOGY

Policy DMHB 7 of the Hillingdon Local Plan: Part 2 (2020) states that the Council, as advised by the Greater London Archaeological Advisory Service, will ensure that sites of archaeological interest within or, where appropriate, outside, designated areas are not disturbed. If that cannot be avoided, satisfactory measures must be taken to mitigate the impacts of the proposals through archaeological fieldwork to investigate and record remains in advance of development works. This should include proposals for the recording, archiving and reporting of any archaeological finds.

The Greater London Archaeological Advisory Service (GLAAS) have been consulted as part of the application process. The site does not lie in an Archaeological Priority Area however GLAAS advised that previous local investigation works have uncovered archaeological remains dating back to the Roman times and therefore a condition pertaining to additional survey work have been recommended. If minded to approve the application the requested condition would be added to the decision notice. Subject to condition, the proposal would not be considered contrary to Policy DMHB 7 of the Hillingdon Local Plan: Part 2 (2020).

LISTED BUILDING, CONSERVATION AREA OR AREA OF SPECIAL CHARACTER

Not applicable to the consideration of the application.

7.04 Airport safeguarding

Policy DMAV 1 of the Hillingdon Local Plan: Part 2 (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.
- B) In consultation with the Airport Operator, the Council will ensure that:
- i) areas included in Airport Public Safety zones are protected from development which may lead to an increase in people residing, working or congregating in these zones; and
 - ii) sensitive uses such as housing, education and hospitals are not located in areas significantly affected by aircraft noise without acceptable mitigation measures.

The application site is not located within an air safeguarding zone. The proposed buildings are no taller than those which exist on site and sit well below the threshold for buildings which could impact upon local radar detection systems used to manage air traffic. As such, the proposed development would accord with Policy DMAV 1 of the Hillingdon Local Plan: Part 2 (2020).

7.05 Impact on the green belt

Not applicable.

7.07 Impact on the character & appearance of the area

Paragraph 135 of the NPPF (2023) states 'Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and

landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Policies D1, D3 and D4 of the London Plan (2021) require development proposals to be of high quality and to enhance the local context by delivering buildings and spaces that positively respond to local distinctiveness.

Hillingdon Local Plan Part 1: Strategic Policies (2012) Policy BE1 states 'The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. All new developments should achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place.'

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states: 'All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding scale of development, height, mass and bulk of adjacent structures; building plot sizes and widths, plot coverage and established street patterns; building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment.'

Policy DMHB 12 of the Hillingdon Local Plan: Part 2 - 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.

Due to their size and position within the site, the proposed cricket lanes, spectator canopy, dining canopy, social canopies, MUGA's and sports pitches would not be visible from the street, as such they would have no visual impact on the character and appearance of the area. Furthermore they are facilities and structures which already exist at the campus or that are expected to be at a college campus and are therefore considered to be visually appropriate to the site.

In terms of the educational floorspace, the proposed refurbishment works to buildings EFAC and EFAD would improve the external appearance and energy efficiency of the buildings. With regard to building EFAC, windows are being removed from the north, east and west elevation of the building. Additionally, windows are being replaced throughout the building. PV panels and a guard rail are proposed at roof level to improve the energy efficiency of the building and to improve safety during maintenance. New cladding is also proposed to existing cladded areas on the building. The brick finish, scale and bulk of the building would remain as existing. With regards to EFAD, this building would mainly benefit from internal upgrades to bring the building up to DFE standards and external

repair works.

With regards to the two new buildings, NTB1 would be approximately 37m wide, 49m deep and 14.8m high and would be located in the middle of the campus. Therefore views of this building would be restricted to within the site itself. The three storey building would provide approximately 3213sqm of education space for students of the college and would be finished in buff brick, cladding with PPC openings and trims. Proposed building NTB2 would be approximately 27m wide, 38m deep and 11.5m high. The two storey building would provide approximately 1608sqm of education space for students of the college and would be finished in buff brick, cladding with metallic PPC openings and trims. This building would be partially visible from Wood End Green Road and Levin Way.

The proposed buildings would compliment one another and the other contemporary buildings that exist at the site. The removal of building EFAE and creation of NTB2 next to existing buildings would reduce the level of development sprawl on the site, it would also allow for easier movement between buildings on the campus. At present, two to three storey buildings exist on the site, as such the proposed two and three storey buildings are in keeping with the scale of development on the site. Furthermore the buildings would cause no harm to the visual amenities of the surrounding area due to their considered size, position within the site and distance from surrounding roads.

In addition to the refurbished and new buildings, two canopies are proposed to provide additional social and dining space. Whilst it is noted that the Council's Conservation Officer has raised minor concerns regarding their design, the design is suited to it's function and provides a flat roofed area for additional PV provision which in itself would be beneficial in terms of carbon savings. The location of these canopies has been carefully considered and improves the students social offering whilst ensuring pupil circulation remains unaffected.

Whilst not comprehensive at this stage, a landscaping scheme has been submitted which illustrates the provision of new trees across the Rosedale College site. Pockets of soft landscaping are also proposed in order to break up what is an area heavily dominated by hardstanding and buildings which is to be expected given the areas function as either circulation or formal playground space.

Conditions are recommended on the application requiring landscaping details and materials including full details of all canopies.

Taking into consideration the above, the development is considered to be acceptable in terms of its design and visual impact.

7.08 Impact on neighbours

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Similarly Policy D3 of the London Plan (2021) states that development proposal should 'deliver appropriate outlook, privacy and amenity'.

PRIVACY, OUTLOOK AND LOSS OF LIGHT

The proposed building NTB2 would be approximately 27-30m away from the rear elevations of properties on Levin Way. It would be approximately 29m away from 45 Wood End Green. All of which are the closest neighbours to the building. Due to the separation distances the building would

cause no significant harmful loss of light and outlook to these properties. It should also be noted that Building NTB2 would replace an existing three storey building which has windows facing the mentioned neighbours, due to the separation distance and the fact that the existing education facility (EFAB) provides views toward neighbours, the proposal would cause no loss of privacy toward the neighbouring properties.

Due to its size, position within the centre of the site and significant separation distances from neighbouring properties, building NTB1 would cause no harm to neighbouring amenities in terms of a loss of outlook, privacy or light.

An overshadowing assessment has been submitted in support of the proposal (SRP1077-STR-XX-XX-T-A-0102), which supports the claim that the proposed buildings would have no adverse light impacts.

NOISE, ACTIVITY, DISTURBANCE AND LIGHT EXPOSURE

A parking area and access exists near to the rear elevations of properties on Leven Way and 45 Wood End Green Road. The proposal seeks to extend the parking area. Due to boundary treatments around the site and the separation distance of the carpark to mentioned neighbours, the new spaces would cause no adverse light spillage. A student number cap is recommended via condition to ensure that the proposal does not result in any increase in noise or people and vehicle movements at the site. The existing access is to be used, as such vehicles would enter and exist the site as they do at present. The new car parking area is not considered to harm the amenities of neighbours.

An illumination report (SRP1077-MET-00-XX-T-E-9133-ExternalLightingReport-D5-P01) has been submitted in support of the scheme showing that proposed external lighting for the buildings and car parking areas would cause no significant harm to nearby residents.

The scheme includes a proposed structure for energy plant and infrastructure. This building would be close to the boundary with residential properties and therefore a condition is recommended to ensure that noise levels from plant do not detrimentally impact on residential amenity.

The proposed cricket lane, sports pitches and MUGA's are to be non illuminated as such they would cause no light spillage. They would be used during school hours and would therefore cause no adverse noise impact outside of day time hours.

It is noted that construction and delivery works may cause nuisance and disturbance to neighbours. As mentioned previously a robust construction management plan will be secured via condition (if the application is approved) to ensure that the development takes place in the most neighbour friendly manner. It should also be noted that construction works are temporary and therefore so are the associated impacts. The Environmental Protection Act (1990) and Pollution Act (1974) are in place to ensure that construction works are carried out in an appropriate and environmentally friendly manner.

The Council's Noise Officer has been consulted on the application and has raised no objections to the development in terms of its noise impact on surrounding residents.

Taking into consideration the above the proposal, subject to the noise compliance condition it is considered to have an acceptable impact on neighbouring amenities.

7.09 Living conditions for future occupiers

Not applicable.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

PARKING AND TRIP GENERATION:

Policy DMT 2 of the Hillingdon Local Plan Part 2: Development Management Policies (2020) states: 'Development proposals must ensure 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 pedestrians 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 5 of the Hillingdon Local Plan Part 2: Development Management Policies (2020) states: 'A) Development proposals will be required to ensure that safe, direct and inclusive access for pedestrians and cyclists is provided on the site connecting it to the wider network, including:

- i) the retention and, where appropriate, enhancement of any existing pedestrian and cycle routes;
- ii) the provision of a high quality and safe public realm or interface with the public realm, which facilitates convenient and direct access to the site for pedestrian and cyclists;
- iii) the provision of well signposted, attractive pedestrian and cycle routes separated from vehicular traffic where possible; and
- iv) the provision of cycle parking and changing facilities in accordance with Appendix C, Table 1 or, in agreement with Council.'

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

TRIP GENERATION

The submitted transport assessment concludes that approximately 86 staff members would drive to the site. This currently takes place and will therefore not create a material impact on the local highway network. No increase in student numbers is proposed and therefore there is unlikely to be any increase in drop off related trip generations. A travel plan to be implemented over the course of 5 years has been submitted outlining measures to improve the amount of students that travel to the college via sustainable means of transport (predominantly walking and cycling). Implementation of the plan would in theory reduce vehicle trips over time. A condition is recommended to secure a amended travel plan that meets current mayoral standards.

VEHICLE PARKING

The London Plan (2021) does not provide parking standards for colleges and therefore the Hillingdon Local Plan: Part 2 Development Management Policies (2020) has been used to assess the car parking need generated by the application site. Car parking need should be assessed on an individual basis using a transport assessment and where applicable school travel plan/travel plan. The TS submitted by the applicant has comprehensively assessed the car parking need and is acceptable.

At present 70 car parking spaces serve the colleges 1125 pupils and 130 staff members. The proposal includes no increase in student numbers which is to be restricted by condition in order to prevent the potential increase in pupillage and thus protecting the local highway network from parking overspill and additional congestion. The proposed site plan indicates the 70 spaces to be retained with 63 standard car parking spaces, 7 accessible bays, 2 minibus spaces and 5 motorcycle spaces. The parking provision is therefore considered to be acceptable and in accordance with the submitted Transport Assessment. Swept Path Analysis plans are included in the submitted transport assessment demonstrating that cars, vans and refuse vehicles could enter and exit the site safely. The proposed parking provisions are considered to be acceptable.

CYCLE PARKING

120 cycle parking spaces are proposed for students, 24 for visitors and 24 for staff. The Borough's Highways Officer has suggested that in order for the development to be policy compliant an additional 23 student spaces should be provided. Adequate space exists on the site for the provision of additional spaces and therefore, a condition has been recommended to secure these spaces.

EV CHARGING

5no. active electric vehicle charging points (EVCPs) have been provided which is acceptable. 4no. car parking spaces and 2no. minibus spaces are annotated as Future EV which should be amended to provide 5no. future EVCPs for cars and 1 no. active EVCP for overnight minibus charging. A condition has been recommended to secure these charging spaces.

ACCESS

The existing vehicular access point (north east of the site opposite Wood End Green Road) is to be retained. Notwithstanding the above, the entrance gates are to be relocated further back from the street, a condition has been added to ensure that the entrance is appropriate and as accessible as existing. Existing pedestrian and students accesses are also to be retained. As mentioned by the highways officer a financial contribution is required to improve the sites accessibility via bike and foot, this would also aid in meeting travel plan targets. The applicant has agreed to pay the contribution (£17,089) in the event that the application is approved.

The conditions recommended by the Borough's Highways Officer regarding the submission of a Construction Management Plan, Parking Design & Management Plan and amended Travel Plan have been recommended for inclusion if the application is approved.

Taking into consideration these points the proposal is considered to have an acceptable impact on the local highways network, as well as pedestrian and road user safety, subject to conditions and a section 106 agreement securing the required contribution.

7.11 Urban design, access and security

URBAN DESIGN

Please see Section 07.07 of the report.

ACCESS

Please see Section 07.12 of the report.

SECURITY

Policy DMHB 15 of the Hillingdon Local Plan: Part 2 (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. Where relevant, these should be included in the Design and Access Statement. 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.

This is supported by Policy D11 of the London Plan (2021).

If recommended for approval, a secure by design condition would be attached to achieve appropriate accreditation. Subject to such a condition, the proposal would accord with Policy DMHB 15 of the Hillingdon Local Plan: Part 2 (2020) and Policy D11 of the London Plan (2021).

7.12 Disabled access

ACCESSIBILITY

Policy D5 of the London Plan (2021) states Development proposal should achieve the highest standards of accessible and inclusive design. They should:

- 1) be designed taking into account London's diverse population
- 2) provide high quality people focused spaces that are designed to facilitate social interaction and inclusion
- 3) be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment
- 4) be able to be entered, used and exited safely, easily and with dignity for all
- 5) be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.

In terms of location, the new educational facilities would be sited within an existing campus and would therefore be in as accessible a location as existing educational facilities within the site. Lifts are to be incorporated into both new buildings, allowing accessibility through their floors. The applicants design and access statement alongside the submitted section plans show that the proposal would provide level access for its visitors across the site with no abrupt changes in level.

Conditions recommended by the Council's Access Officer regarding lifts and the submission of a robust emergency evacuation plan have been recommended for inclusion on the decision notice.

The development is therefore considered to be acceptable in terms of accessibility.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

TREES AND LANDSCAPING

Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part 2 (2020) require that new development is high quality, sustainable, adaptable, and harmonises with the local context. Landscaping and tree planting should enhance amenity, biodiversity and green infrastructure. 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.

Submitted plan No. SRP1077-NVB-00-XX-D-L-1060 Rev P02 shows that 4 trees are to be removed as part of the proposed development. Due to their position in the middle of the site, the trees add no value to the appearance of the area. The trees are category C trees and are therefore of low value. The removal of the trees is therefore considered to be acceptable. Trees G08, G09, T10, T11, T14 are sited on the sites edges near to boundaries shared with neighbours. The trees are to be pruned on the school boundary side to facilitate the creation of new parking areas, fencing, football pitches and the new plant. The trees will otherwise be retained and protected during construction. The remaining trees on the site are to be retained and protected.

The scheme proposes to replace the trees removed with new trees and a net increase of approximately 40 new trees scattered across the academic campus. This is in addition to newly designed pockets of soft landscaping and planting to break up the areas heavily dominated by hard surfacing. Further landscaping details shall be secured by way of condition.

The proposal is therefore considered to be acceptable in terms of its landscaping.

URBAN GREENING FACTOR

Policy G5 of the London Plan (2021) states:

- a. Major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.
- b. Boroughs should develop an Urban Greening Factor (UGF) to identify the appropriate amount of urban greening required in new developments. The UGF should be based on the factors set out in Table 8.2, but tailored to local circumstances. In the interim, the Mayor recommends a target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development.

The Urban Greening Factor policy is relevant to all major developments and seeks to increase urban greening. However, the target score requirement does not technically apply to school development,

only to residential and commercial schemes. However, it is noted that the proposal does include significant planting and as such the principles of this policy are considered to have been adopted as part of the proposed development.

ECOLOGY

Paragraph 174 of the NPPF (2021) states that planning decisions should contribute to and enhance the natural and local environment by: d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. This is supported by Policy G6 of the London Plan (2021) and Policy DMEI 7 of the Hillingdon Local Plan: Part 2 (2020).

The application site accommodates a large volume of hardstanding which would provide no ecological value and a large volume of playing field which provide a modest level of ecological value. The application is supported by a preliminary Ecological and Bat Roosting Assessment which indicates that although the site benefits from a large area of playing field, its maintenance schedule means that the grass is mown short to a point which limits its value. The report finds the site to be unlikely to accommodate ecological habitats for reptiles, hedgehogs, bats or badgers. The report fails to demonstrate the provision of an on site 10% ecological net gain, however given the baseline level of the existing site it is considered that an ecological enhancement plan which provides details of improvement works could be submitted. If recommended for approval, the full details of an ecological enhancement plan would be secured by planning condition. Subject to such a condition, the proposed development would accord with Policy DMEI 7 of the Hillingdon Local Plan: Part 2 (2020), and Policy G6 of the London Plan (2021).

7.15 Sustainable waste management

Policy DMHB 11 states:

D) Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

The proposed plans show that the existing refuse enclosure (housing 4 bins with 1100L capacity) will be retained and that 9 new bins (with 1100L capacity) will be erected next to the Kitchen of NTB2. A condition has been added to ensure the bin storage areas are enclosed and fit for purpose. The submitted transport statement shows that a refuse collection vehicle could enter and exist the site safely to collect waste and recyclables.

7.16 Renewable energy / Sustainability

Policy DMEI 2 of the Hillingdon Local Plan: Part 2 (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 of £/tonne over the lifetime of the development, in accordance with the current 'allowable solutions cost'.

This is supported by Policy EM1 of the Hillingdon Local Plan: Part 1 (2012).

Policy SI 2 of the London Plan (2021) states that major development should be net zero-carbon, in accordance with the energy hierarchy: Be lean: use less energy and manage demand during operation; Be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly; Be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site; and Be seen: monitor, verify and report on energy performance.

The proposals include a new central energy centre for Rosedale College which will provide clean low carbon heating for the redeveloped site. The site will have a communal heating system for the school whereby a new energy centre provides low carbon heating for NTB1, NTB2 and EFAC. The proposed location for the energy centre is in the south-east corner of the site close to EFAC and the car park. The energy centre allows heat loads to be grouped and ensure maximum utilisation of the ground source heat pumps to meet the base heating load with the air source heat pumps providing top-up in very cold weather. All pipework and buffer vessels will be insulated to best practice standards to reduce heat loss from them.

Air source heat pumps and solar panels are proposed as part of the development. A travel plan has also been submitted which seeks to encourage sustainable forms of transportation to the site. The Borough's Energy Officer has been consulted on the application and has raised no objections to the development subject to conditions. The suggested conditions would ensure that the development is carbon neutral and they have been recommended for inclusion if the application is approved. Subject to the imposition of these conditions and a head of term requiring a financial contribution to be paid as a result of any deficit found within the energy monitoring, the application is considered to comply with the above policies.

OVERHEATING

Policy SI 4 of the London Plan (2021) states:

A) Development proposals should minimise adverse impacts on the urban heat island through design, layout, orientation, materials and the incorporation of green infrastructure.

B) Major development proposals should demonstrate through an energy strategy how they will reduce the potential for internal overheating and reliance on air conditioning systems in accordance with the following cooling hierarchy:

- 1) reduce the amount of heat entering a building through orientation, shading, high albedo materials, fenestration, insulation and the provision of green infrastructure;
- 2) minimise internal heat generation through energy efficient design;
- 3) manage the heat within the building through exposed internal thermal mass and high ceilings;
- 4) provide passive ventilation;
- 5) provide mechanical ventilation; and
- 6) provide active cooling systems.

The development is proposed to include highly insulated external walls, which minimise any heat gain through conduction. The information submitted states that heat generation will be minimised by using efficient LED lighting, alongside daylight dimming and occupancy sensing so that lights are not used when not needed. Solar control glazing has been recommended to minimise solar gain. Mechanical ventilation is also proposed.

The details submitted indicates that the cooling hierarchy has been incorporated into the principle of

the proposed design. This is considered sufficient and acceptable, satisfying Policy SI 4 of the London Plan (2021).

7.17 Flooding or Drainage Issues

Policy SI12 of the London Plan (2021) states that development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. Policy SI 13 of the London Plan (2021) states that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.

Policy DMEI 9 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that proposals that fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused. Policy DMEI 10 states that development within areas identified at risk from surface water flooding which fail to make adequate provision for the control and reduction of surface water runoff rates will be refused.

The application site is located in Flood Zone 1 where there is a low probability of risk of flooding from rivers or seas. As such, all forms of development are acceptable in this location, in terms of fluvial flood risk. The application is supported by a Flood Risk and Drainage Assessment which are accepted in principle. However the Council's drainage consultant have advised that further information is required to demonstrate that the proposal meets drainage standards set out in the Local Plan (2020) and London Plan (2021). As such, In the event of approval, a detailed sustainable water management scheme would be secured by condition to ensure compliance with Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policies SI 12 and SI 13 of the London Plan (2021).

7.18 Noise or Air Quality Issues

NOISE

Policy D14 of the London Plan (2021) states:

- A) In order to reduce, manage and mitigate noise to improve health and quality of life, residential and other non-aviation development proposals should manage noise by:
- 1) avoiding significant adverse noise impacts on health and quality of life
 - 2) reflecting the Agent of Change principle as set out in Policy D13 Agent of Change
 - 3) mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on existing noise-generating uses
 - 4) improving and enhancing the acoustic environment and promoting appropriate soundscapes (including Quiet Areas and spaces of relative tranquillity)
 - 5) separating new noise-sensitive development from major noise sources (such as road, rail, air transport and some types of industrial use) through the use of distance, screening, layout, orientation, uses and materials - in preference to sole reliance on sound insulation
 - 6) where it is not possible to achieve separation of noise-sensitive development and noise sources without undue impact on other sustainable development objectives, then any potential adverse effects should be controlled and mitigated through applying good acoustic design principles
 - 7) promoting new technologies and improved practices to reduce noise at source, and on the transmission path from source to receiver.

Policy EM8 of the Hillingdon Local Plan: Part 1 (2012) states that the Council will seek to ensure that noise sensitive development and noise generating development are only permitted if noise impacts can be adequately controlled and mitigated.

The Council's Noise Specialist has confirmed that sufficient information has been submitted that an acceptable noise environment can be achieved. It is therefore considered that subject to a planning condition which restricts the permitted noise levels from any plant on site, the proposal would accord with Policy D14 of the London Plan (2021) and Policy EM8 of the Hillingdon Local Plan: Part 2 (2020).

AIR QUALITY:

Policy EM8 of the Hillingdon Local Plan: Part 1 (2012) states that the Council will seek to safeguard and improve all land, water, air and noise quality. All development should not cause deterioration in the local air quality levels and should ensure the protection of both existing and new sensitive receptors. Policy SI 1 of the London Plan (2021) further supports this.

Policy DMEI 14 of the Hillingdon Local Plan: Part 2 (2020) states:

A) Development proposals should demonstrate appropriate reductions in emissions to sustain compliance with and contribute towards meeting EU limit values and national air quality objectives for pollutants.

B) Development proposals should, as a minimum:

i) be at least "air quality neutral";

ii) include sufficient mitigation to ensure there is no unacceptable risk from air pollution to sensitive receptors, both existing and new; and

iii) actively contribute towards the improvement of air quality, especially within the Air Quality Management Area.

The proposed development site is located within a Hillingdon Air Quality Management Area. The proposed development does not include an increase in students numbers which would lead to an increase in traffic movements from pick up and drop offs, or staff parking, as such the development will not generate any additional traffic. As mentioned by the Borough's Air Quality Officer 'the proposed development would be air quality neutral and the proposed Travel Plan and accompanying Action Plan are considered robust and effective and therefore making the proposal air quality positive'.

Taking into consideration the above, the proposed development is considered to be Air Quality Neutral and in conformity with current national, regional and local policy. Subject to conditions ensuring best practice with regard to emissions during construction, the proposal would be considered to accord with Policy SI 1 of the London Plan (2021), Policy EM8 of the Hillingdon Local Plan: Part 2 (2020), and Policy DMEI 14 of the Hillingdon Local Plan: Part 2 (2020).

7.19 Comments on Public Consultations

Please see Section 06.1 of the report.

7.20 Planning obligations

Policy DMCI 7 of the Hillingdon Local Plan: Part 2 (2020) states:

A) To ensure development is sustainable, planning permission will only be granted for development that clearly demonstrates there will be sufficient infrastructure of all types to support it. Infrastructure requirements will be predominantly addressed through the Council's Community Infrastructure Levy (CIL).

B) Planning obligations will be sought on a scheme-by-scheme basis:

i) to secure the provision of affordable housing in relation to residential development schemes;

ii) where a development has infrastructure needs that are not addressed through CIL; and
iii) to ensure that development proposals provide or fund improvements to mitigate site specific impacts made necessary by the proposal.

C) Applications that fail to secure an appropriate Planning Obligation to make the proposal acceptable will be refused.

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

i.necessary to make the development acceptable in planning terms;

ii.directly related to the development, and;

iii.fairly and reasonable related in scale and kind to the development.

The effect of the Regulations is that the Council must apply the tests much more strictly and is only to ask for planning obligations that are genuinely necessary and directly related to a development.

Should planning obligations be requested that do not meet the policy tests the Council would have acted unlawfully and could be subject to a High Court challenge.

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

i) Travel Plan: A full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan will include such matters as: targets for sustainable travel arrangements; effective measures for the ongoing monitoring of the Travel Plan; and a commitment to delivering the Travel Plan objectives.

ii) Active Travel Zone Improvement Works Contribution: A financial contribution amounting to £17,080 shall be paid to the Council for the implementation of active travel zone improvement works.

iii) Carbon Offset Contribution: Any additional shortfall identified through the ongoing reporting required by Condition 10 shall form a cash in lieu contribution to the Council in accordance with Policy SI2 of the London Plan (2021) at a rate of £95/tCO₂ annualised for not more than 30 years beginning on the commencement of development.

iv) Employment Strategy and Construction Training: 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 the Council's priority. A financial contribution will only be accepted in exceptional circumstances.

v) Project Management & Monitoring Fee: A financial contribution equal to 5% of the total cash contributions.

COMMUNITY INFRASTRUCTURE LEVY (CIL):

The proposal would not be CIL liable.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

CONTAMINATED LAND

Policy DMEI 12 of the Hillingdon Local Plan: Part 2 (2020) states that:

A) Proposals for development on potentially contaminated sites will be expected to be accompanied by at least an initial study of the likely contaminants. The Council will support planning permission for any development of land which is affected by contamination where it can be demonstrated that contamination issues have been adequately assessed and the site can be safely remediated so that the development can be made suitable for the proposed use.

B) 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.

C) Where initial studies reveal potentially harmful levels of contamination, either to human health or controlled waters and other environmental features, full intrusive ground investigations and remediation proposals will be expected prior to any approvals.

D) In some instances, where remedial works relate to an agreed set of measures such as the management of ongoing remedial systems, or remediation of adjoining or other affected land, a S106 planning obligation will be sought.

According to the Council's historical mapping data, the site is not identified as being subject to ground contamination. However the submitted Geo-technical desktop study recommends that further intrusive surveys are undertaken. The document has been reviewed by the Council's Contamination Officer who considers that the proposal is acceptable subject to a condition pertaining to additional survey work is undertaken and a remediation strategy to deal with unacceptable levels of contamination is submitted and approved by the Local Planning Authority. Subject to such a condition, the proposal is not considered contrary to Policy DMEI 12 of the Hillingdon Local Plan: Part 2 (2020).

FIRE SAFETY

Policy D12 of the London Plan (2021) states that 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, including manufacturers' details
- 2) the means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach
- 3) features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans
- 4) 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
- 5) how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building
- 6) ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.

The application is supported by a Fire Statement for each of the refurbished and new buildings. The statement has been prepared by an appropriately qualified individual and provides details of the means of escape, and access for fire services. It is noted that final material details are yet to be incorporated into the Fire Statement although there is reference in the document which refers to these details being included in the wider architectural planning proposal. The submission does not include robust material details, therefore there is a need to secured additional details by condition. As such a revised Fire Safety Statement will be required to accord with part 1 of Policy D12 of the London Plan (2021).

The London Fire Brigade have been consulted and initially raised a query with regard to the introduction of a sprinkler system. Following justification from the applicant the the London Fire Brigade have raised no objection to the development subject to compliance with relevant building regulation requirements. Subject to the imposition of the aforementioned condition, the proposal would therefore accord with Policy D12 of the London Plan (2021).

CONTINUED USE OF COMMUNITY FACILITIES DURING CONSTRUCTION

The applicant has confirmed that during the construction phase of the development the artificial pitch, changing rooms and other sports related facilities will remain usable to members of the public. Plan numbers SRP1077-STR-00-XX-D-A-0306 Rev P02 - Internal Sporting Provision and SRP1077-STR-00-XX-D-A-0305 Rev P02 Changing Areas - Construction Phasing Provision, demonstrate how safe access will be maintained throughout construction.

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

Permission is sought for the redevelopment of the Rosedale College site to provide improved teaching and sports facilities. The proposed works include demolition and renovation of existing buildings, the erection of 2 new buildings, a plant room, social and dining canopies, multi-use games areas, sports fields and football pitches, new parking area and provision of associated infrastructure. Pupil numbers are to remain unchanged.

The development would result in a loss of playing field, playground space, teaching space and MUGA space, however the replacement education and sports facilities are numerous and of better quality and it is considered that the redevelopment of the site would secure over-riding benefits to the public and sites users.

In addition to the above, the development is considered to cause no harm to the character and appearance of the area. Nor would it cause harm to the local highways network or neighbouring amenities.

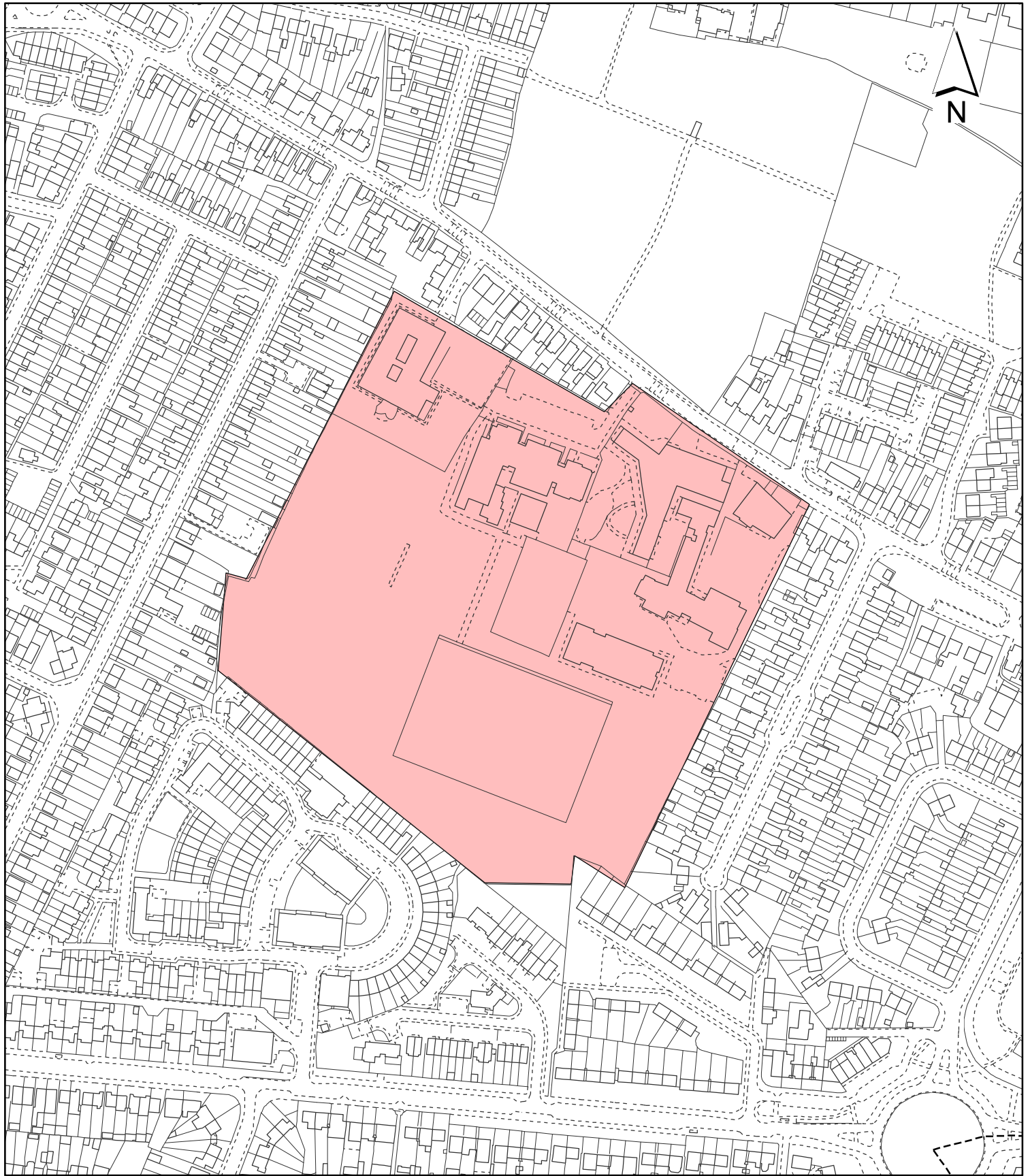
In order to ensure the continued operation of the college during construction works temporary education facilities are proposed and recommended for approval under application No. 16034/APP/2023/2796.

Subject to the recommended conditions and a legal agreement, the proposed development is therefore considered to be acceptable and it is recommended that planning permission be granted.

11. Reference 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)
NPPF (2023)

Contact Officer: Haydon Richardson **Telephone No:** 01895 250230



Notes:

 Site boundary

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Site Address:

**Rosedale College
 Wood End
 Green Road**

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

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:

16034/APP/2023/2812

Scale:

1:3,000

Planning Committee:

Major

Date:

February 2024



HILLINGDON
 LONDON