

Report of the Head of Development Management and Building Control

Address: ROSEDALE COLLEGE WOOD END GREEN ROAD HAYES

Development: 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.

LBH Ref Nos: 16034/APP/2023/2796

Drawing Nos: Transport Planning and Highways Design - TR002 Rev B - Sheets 1 - 5
Noise Impact Assessment- Temporary Building
Preliminary Ecological Appraisal and Preliminary Roost Assessment
Biodiversity Net Gain Assessment
SC01 Rev B
EW01 Rev A
SRP1077-NVB-00-XX-D-L-1304 Rev P01 - Proposed Site Plan
TEMPORARY BLOCK F OVERSHADOWING STUDY
Transport Statement
Design and Access Statement
EFAF Energy Statement - Rosedale College - EFAF Temporary Modular Teaching Accommodation
EFAF Energy Statement - Rosedale College - EFAF Temporary Modular Teaching Accommodation - Carbon Calculator
Construction Method Statements - SRP1077-BYG-XX-XX-T-R-0092 -C01 Rev C03
Phasing Plans - SRP1077-BYG-XX-XX-G-X-0001-S5-C11 - Sheet 01 to 07
Construction Environmental Management Plan Rev D
HSP2022-C3886-C&S-FRAS1-536
National Grid Plan - EMAPSITE TM LAND DOCS
Phase I Geo-Environmental Desk Study Report - HSP2022-C3886-G-GPI-523
Building Services Condition Report
CONDITION SURVEY - Y-JD-SCS-09885-22
37041-PML-B2-01-DR-A-0001 Rev P2
17066-RYL-ZZ-DR-M-5501 Rev P1
37041-PML-B2-00-DR-A-0001 Rev P2
Topographical Details - Sheet 01-04
Topographical and Utility Survey - C3863-HSP-00-00-DR-G-SK100 Rev P03
SRP1077-NVB-00-XX-D-L-3453 Rev C02
Surface Water Management Plan
Asbestos Survey Report and Register

DETAILED UNEXPLODED ORDNANCE RISK ASSESSMENT - 7593
 HSP2022-C3863 - STRUCTURAL STAGE 1 BASIC CONDITION SURVEY
 Structural Survey Plan
 C3886-HSP-00-00-DR-G-520 Rev P01- Measured Building Survey
 C3886-HSP-00-00-DR-G-522 Rev P01 - Measured Building Survey
 P5314-R1-V1
 PHASE II GEO-ENVIRONMENTAL ASSESSMENT REPORT - HSP2022-C3886-
 G-GPII-641
 Archaeological Desk Based Assessment
 MSCC5 Sewers & Drainage GB (SRM5 Scoring)
 SRP1077-NVB-00-XX-D-L-1305 Rev P02
 SRP1077-NVB-00-XX-D-L-1304 Rev P02
 SRP1077-NVB-00-XX-D-L-1303 Rev P07
 SRP1077-NVB-00-XX-D-L-1302 Rev P02
 SRP1077-NVB-00-XX-D-L-1301 Rev P02
 SRP1077-NVB-00-XX-D-L-1306 Rev P02
 SRP1077-TER-00-00-D-C-9003 Rev PO2
 SRP1077-TER-00-00-D-C-9002 Rev PO4
 SRP1077-TER-00-00-D-C-9001 Rev PO4
 TER-REP-1002-Rev P05 - Rosedale College Civil Engineering Philosophy
 Report
 SA01
 Construction Environmental Management Plan - Rev A
 Arboricultural Method Statement to BS5837:2012
 Arbtech AIA 01
 Arbtech TPP 01

Date Plans received:	22-09-2023	Date(s) of Amendments(s):	22-09-2023
			23-10-2023
Date Application valid	16-10-2023		08-12-2023
			31-01-2024

1. SUMMARY

The application seeks temporary planning consent for the construction of a temporary teaching block (Temporary Block F / EFAF) and temporary re-purposing of an existing building (Block EFAE) for teaching space, for a period of 24 months.

The proposed development is to allow for the ongoing operation of the college whilst the wider redevelopment of the site takes place (works outlined in planning application no.16034/APP/2023/2812). Those works include significant improvements to sport and education facilities at the campus, as well as the replacement of this temporary building with sports pitches. The

benefits of that scheme would outweigh the temporary loss in playing field associated with this application.

Overall, It is considered that the development would cause no harm to the visual amenities of the area (or permanent harm to the visual amenities of the site), nor would it cause harm to the local highways network or the amenities of neighbouring properties. The development would ensure the ongoing operation of the school whilst the wider redevelopment of the site takes place. The loss in playing field at the site is regrettable, however it is temporary and as mentioned above, it would help in facilitating wider benefits for the site users and general public.

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

2. RECOMMENDATION

APPROVAL subject to the following:

1. T4 Temporary Building - Removal and Reinstatement

The buildings hereby permitted (EFAF) and EFAE shall be removed on or before 2 years from the date of this permission. The playing field shall be restored in accordance with the approved Playing Field Restoration Scheme and made available for use.

REASON

It is not considered appropriate to grant a permanent permission for the use until its effect on the amenities of the locality has been assessed in compliance with the Policies within the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

2. 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-1304 Rev P01 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,

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).

3. 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:

37041-PML-B2-01-DR-A-0001 Rev P2
37041-PML-B2-00-DR-A-0001 Rev P2
SRP1077-NVB-00-XX-D-L-1305 Rev P02
17066-RYL-ZZ-DR-M-5501 Rev P1
SRP1077-NVB-00-XX-D-L-1304 Rev P02 - Temporary Proposed Site-Wide Plan
SRP1077-NVB-00-XX-D-L-1304 Rev P01 - Proposed Site Plan
SRP1077-NVB-00-XX-D-L-1303 Rev P07
SRP1077-NVB-00-XX-D-L-1302 Rev P02
SRP1077-NVB-00-XX-D-L-1301 Rev P02
SRP1077-NVB-00-XX-D-L-1306 Rev P02
SRP1077-TER-00-00-D-C-9003 Rev PO2
SRP1077-TER-00-00-D-C-9002 Rev PO4
SRP1077-TER-00-00-D-C-9001 Rev PO4
SRP1077-NVB-00-XX-D-L-3453 Rev C02

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).

4. OM19 Construction Management Plan

No development shall take place until a revised construction management plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall detail:

- a) The phasing of development works
- b) Types of vehicles accessing the site, including their ability to enter the shared driveway without affecting neighbouring properties
- c) The hours during which development works will occur
- d) How vehicles will access the site whilst protecting neighbouring sites
- e) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities)
- f) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours)
- g) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process
- h) The storage of demolition/construction materials on site
- i) full details of the expected number of construction related staff to be working on the site, as well as where they would park.

- j) restricted times for waste removal and deliveries to between the hours of 9.30 and 3.30
- k) maximum number of HGV vehicle movements
- l) Swept Path analysis drawings demonstrating how cranes would exit and enter the site safely.

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

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 and T6 of the London Plan (2021).

5. 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).

6. NONSC Accessibility

The proposed temporary block EFAF shall be designed to include ramped/level approaches and adequate dimensions of door width and lobby openings) to meet the needs of people with disabilities.

REASON

To ensure an Accessible and Inclusive development for everyone in accordance with London Plan Policy D5.

7. 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)

2.c Means of enclosure/boundary treatments

2.d Hard Surfacing Materials

2.e External Lighting

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

3. Details of Landscape Maintenance

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

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).

8. 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.

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).

INFORMATIVES

1.

Sports England Informatives:

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.

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

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

3. 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.

I53 **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 3	Public Open Space Provision
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
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
NPPF	National Planning Policy Framework 2021

3. CONSIDERATIONS

3.1 Site and Locality

The development site is located on the south side of Wood End Green Road and is approximately 9760sqm.

The site comprises a single storey building (intended to be temporary) which is used as a nursery. Next to the building is its external amenity space and a historic multi use games area. Also, within the site is a set of informal parking spaces and an internal access road leading to the building. In terms of landscaping the site is made up of trees, lawn and tarmac. The building is part of the Rosedale College education campus.

Rosedale College is a co-educational 6FE Secondary School, providing education for pupils aged 11 to 19 years. There are 900 pupils in years 7-11 and 225 pupils in years 12-13, with approximately 130 staff (Full Time Equivalent). Rosedale Primary school and Parkside Studio College are also located within the Rosedale College education campus.

The site falls within a predominately residential area, bounded to the west by residential properties in Cromwell Road, whose private gardens back onto the college playing fields. The college is bounded to the east by residential properties in Leven Way. To the north are predominantly detached residential properties in Wood End Green Road, some of which abut the school boundary and some of which are located on the opposite side of the road. To the south is the site of the former Hayes Stadium, which has been redeveloped to provide town houses and apartments blocks which also overlook the site.

The site has a PTAL rating of 1A and is identified as being located within Flood Zone 1.

3.2 Proposed Scheme

Planning permission is sought for the erection of temporary teaching units for a period of 24 months, to provide teaching accommodation whilst the re-development works are undertaken on the wider site, including temporary infrastructure works.

The new temporary teaching Block EFAF would measure approximately 51m wide, 34m deep and 6.9m high. The building would provide approximately 2452sqm of education space for students of the college. The proposed works also involve the provision of 46 car parking spaces (3 accessible), as well as temporary bin stores and cycle parking.

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 NAD 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/2023/2812 Rosedale College Wood End Green Road Hayes
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.

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/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 under application No.16034/APP/2023/2812 for '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'.

In order to facilitate the ongoing operation of the college during the redevelopment mentioned above, the temporary education facilities and associated infrastructure sought under this application are necessary.

It should also 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. This application led to the construction of EFAE which in accordance with condition 13, should have been removed within 3 years of permission being granted and the land returned to it's original state as a playing field and MUGA. This condition was not complied with and a nursery has since been accommodated within the building. This facility is being moved to another building opposite the site, which is also owned by the Trust.

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)

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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 3 Public Open Space Provision

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

DMT 1 Managing Transport Impacts

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP D14 (2021) Noise

LPP D12 (2021) Fire safety

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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
NPPF National Planning Policy Framework 2021

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date: 22nd November 2023

5.2 Site Notice Expiry Date: 29th November 2023

6. Consultations

External Consultees

A total of 176 neighbouring properties were directly notified of the proposal on 23/10/23. A site notice was displayed at the site that expired on 22/11/23.

1 letter of objection has been received in response to consultation on the application and 1 comment has been received. The responses have been summarised below.

- 1) The school is a bad neighbour
- 2) I am struggling to understand the proposed plans
- 3) A tree is located within the college grounds to the rear of 65 Wood End Green Road. The tree is a nuisance to neighbours and should be removed.

PLANNING OFFICER COMMENTS:

In relation to point 1, the comments are noted and the impact of the proposed development on

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neighbouring amenities has been assessed in the main body of this report.

In relation to point 2, the resident was contacted on 10/01/24 and the proposal was explained.

In relation to point 3, the comment is noted, however this not a material planning consideration in the determination of this application.

SPORTS ENGLAND (comments relate to both 16034/APP/2023/2796 and 16034/APP/2023/2812):

As set out in my previous letters, 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

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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-P02 date of 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 withdraws its objection to the above applications. This on the understanding that the Council will undertake enforcement action if the planning conditions set out below are not enforced and that it will seek to ensure that all temporary buildings are removed from the site.

Required planning conditions

The following planning conditions are required for planning application 16034/APP/2023/2796 and 16034/APP/2023/2812;

(1) Prior to the commencement of works above ground level a playing field restoration scheme for the site edged red on Drawing No. SRP1077-NVB-00-XX-D-L-1071 Plan 3 has been 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.

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 within 18 months of occupation of the new school buildings permitted under Council ref: 16034/APP/2023/2812.

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

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.

(2) The playing field and pitches shall be constructed and laid out in accordance with the Drawing No. SRP1077-NVB-00-XX-D-L-1071 Plan 3 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.

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Reason: To ensure the quality of pitches is satisfactory and they are available for use before development (or agreed timescale) and to ensure the site is restored to a condition fit for purpose and to accord with relevant policies in the Local Plan.

(3) 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 before development (or agreed timescale) and to accord with Development Plan.

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

Guidance; 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.

MUGA & Cricket facility

(4) Prior to the commencement of works above ground level details of the design and layout of the replacement MUGAs and cricket practice net facility have been 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 completed before occupation of the development hereby permitted.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy **.

Phasing

The amended playing fields/sports facilities shall be provided 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 provision which secures a continuity of use and to accord with Development Plan Policy **.

Community use

A community use agreement is required for all of the school's facilities including the playing field, activity studio, outdoor changing block, sports hall and the artificial pitch.

(3) 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, to ensure sufficient benefit to the development of sport and to accord with Development Plan.

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

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

The Council should also seek to condition the planning application details (including the construction phasing plan provided), to ensure that community use can continue during construction.

Determining the application

If the LPA is minded to approve the application without imposing the above conditions/securing the S106 agreement, then Sport England objects to the application as these conditions are required to secure the replacement area of playing field and benefits to sport highlighted above

THAMES WATER:

Waste comments

We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team. Application forms should be completed on line.

Surface water drainage comments

Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.

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

WASTE WATER and Sewer Water works

we would not have any objection to the above planning application, based on the information provided.

Water Comments

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

PLANNING OFFICER COMMENT:

Issues regarding drainage have been addressed in section 7.17 of this report.

LONDON FIRE BRIGADE:

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 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 water supply infrastructure if available.

PLANNING OFFICER COMMENT:

The requirement for the building(s) to conform to Part B of Approved Document of the Building Regulations is not a material planning consideration and would be addressed at the building control stage.

MET POLICE: No comments received.

HEALTH AND SAFETY EXECUTIVE: No Objection

Internal Consultees

ACCESS OFFICER:

This development which seeks to erect temporary teaching units for a period of 18-24 months has been assessed against the requirements of London Plan policy D5. The temporary block would replace the existing technology block during the construction phase. It is understood that the temporary block would be demolished following completion and occupation of the new teaching building. The ground floor presents what appears to be level access from the external environment. The internal layout appears to be satisfactory, with an accessible WC facility. People that cannot use the staircase would not be able to gain access to the first floor, however, the provision for the future lift is noted on plan. The following condition should be attached to any approval:

Development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON: To ensure an Accessible and Inclusive development for everyone in accordance with London Plan policy D5.

Prior to any works on site above damp proof course level, details of step free access via all points of entry and exit shall be submitted to, and approved in writing, by the Local Planning Authority. Such provision shall remain in place for the life of the building.

REASON To ensure housing of an inclusive design is achieved and maintained in accordance with Policies D5 of the London Plan (2021). Conclusion: no objection is raised on the basis that the building would be a temporary structure for a period not exceeding 24 months.

PLANNING OFFICER COMMENT:

The application proposes 1 new temporary building (EFAF) and the re-purposing of an existing building to offset the temporary loss of educational floorspace whilst the wider redevelopment is undertaken. The request for a pre-commencement level access condition would appear to be onerous given the permission is proposed to expire within 24 months. As such a compliance condition pertaining to the requirement for

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the temporary block to meet the highest accessible standards which includes ramped/level access, door and corridor widths being designed to meet the needs of disabled persons, will be attached to the decision notice should the Council be minded to approve the application.

DESIGN OFFICER:

I have no objection to the proposals for the temporary building.

NOISE OFFICER:

Based on the information provided I consider it unlikely that a significant adverse noise impact would be caused by the proposed development and have no further comment to make at this time.

HIGHWAYS OFFICER:

The above planning application has been reviewed by the Highway Authority and whilst there are no principle objections there are some aspects of the proposal which raises concerns, these could be addressed by the imposition of planning conditions.

From the information provided there does not appear to be any provision for on-plot contractor parking. This raise concerns as it is anticipated that contractors would resort to parking on-street. This parking displacement may manifest itself in injudicious and indiscriminate parking that impedes the free flow of traffic and presents a risk to road safety, this would be contrary to the published London Plan (2020) Policy T4 Assessing and mitigating transport impacts with requires that "development proposals do not increase road danger".

The Highway Authority require a Planning Condition obliging the applicant to provide information regarding the maximum number of people that would be working on-site and plans submitted to the Council for approval showing where they would park.

It is mentioned in the Rosedale College Construction Environmental Management Plan Revision D - Nov 2023 that deliveries would be accepted between 08:00 and 17:00h. which would not be acceptable. Whilst 08.00 to 17.00h could be acceptable for site working hours, deliveries and waste removal vehicles should be restricted to 09.30 to 15.30h to avoid school drop off and pick up times. The Highway Authority require a Planning Condition requiring the applicant to submit a revised Construction Environmental Management with amended delivery times.

The Rosedale College Construction Environmental Management Plan Revision D - Nov 2023 is vague regarding HGV movements, the figures provided are only approximations. The Highway Authority require that the applicant confirms what the maximum number of HGV movements generated would be, this should then be reported in an amended Construction Environment Management Plan which should form part of any forthcoming planning permission. This should be secured by a Planning Condition.

The Transport Statement usefully provides swept path drawings for 10.7m refuse and a 7.5t delivery vehicle though no details have been provided for access and egress for construction vehicles. Concerns are raised particularly regarding the delivery and removal of large plant, including cranes, on low loaders. Swept path analysis for the largest vehicles accessing the site on all phases would be required. The Highway Authority require that the Transport Statement is amended to include this information. Subject to the above there are no highway objections to this proposal.

PLANNING OFFICER COMMENT:

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The relevant details are recommended to be secured by condition if the application is determined to be approved.

ENERGY OFFICER:

Given the nature of the development (for up to 2 years) then the carbon impacts are minimal. An Energy Strategy has been submitted outlining the likely carbon impacts and how the applicant is proposing to minimise them. We have no comment to make on the Strategy.

PLANNING POLICY OFFICER:

Policy Comments relate application No.s 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.

Re-provision of Educational Floorspace

The proposed development would result in the loss of existing buildings but will be permitted 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 re-provision 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 COMMENT:

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

AIR QUALITY OFFICER:

No objection.

CONTAMINATED LAND OFFICER:

No Objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

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.

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

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) confirm 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.

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 benefits of which clearly outweigh the loss of the current or former use.

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.

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

The application seeks temporary permission for up to 24 months for a two-storey building (Use Class F1) in order to facilitate wider redevelopment proposed under application ref 16034/APP/2023/2812. In addition, EFAE would be repurposed to accommodate teaching space lost temporarily during the decanting and redevelopment of the wider Rosedale College site. Evidently, the proposal would not result in the loss of a community facility, and forms part of a development programme which would suitably provide an enhancement to educational facilities which is supported in principle.

The building would result in the loss of approximately 1126sqm of outdoor play space. However, the building is temporary and therefore the loss of the playing field is temporary. A planning condition has been recommended on the building to ensure it is removed. Assurance of the temporary building's removal is further supported by the larger redevelopment of the site (16034/APP/2023/2812), which would see both the proposed building and temporary building north of the temporary building

removed and turned into playing fields.

In addition to the above, the proposed development would support vast improvements in the wider sites provision of education and sports facilities. Those benefits are set out in application no. 16034/APP/2023/2812 and include:

- 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)
- Provision of 150m² New Activity Studio (in building NTB1)
- Provision of 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 size of the replacement MUGA's is comparable, and the layout would enable staff to split younger and older students. It would also allow for outdoor sports activities to be better managed across the site and age groups.
- A community use agreement to be secured via condition (on 16034/APP/2023/2812) 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 (EFAE and EFAB) which are used by members of the public
- Provision of 2 contemporary, more energy efficient teaching blocks

The temporary loss of playing field is therefore considered to be acceptable in this circumstance, as it would support the provision of improved sports and recreational facilities on the site and public benefits which clearly outweigh the temporary loss of playing field. Notwithstanding this point, a condition is to be added to the decision notice if the Council were minded approving the application which will require the removal of the buildings within 24 months of approval. Subject to the above planning condition, the development is considered to be acceptable in principle.

7.02 Density of the proposed development

Not applicable.

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

Not applicable.

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. Further, no additional elements of landscaping or planting is proposed as part of the application which would encourage the nesting of

birds. 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.

Rosedale College is sited on the south side of Wood End Green Road in a predominantly residential area. The campus includes numerous educational facilities for varying ages. Buildings vary in design and size. The proposed building would be approximately 51m wide, 34m deep and 6.9m high. It would be sited within the college campus, amongst other educational buildings and facilities, and would therefore be in keeping with the areas character and the visual amenities of the site. The two storey building would be sited near to the middle of the site behind an existing building, due to its moderate height, position and significant separation distance from Wood End Green Road, Leven Way, Cromwell Road and Varcoe Gardens, the proposal would not be visible from neighbouring streets and would therefore cause no harm to the appearance of the area.

Other buildings that are designed to be temporary exist within the site, as such the proposed building would not be visually out of character. In addition to the above, the building is temporary and therefore its visual impact is temporary.

Formalising an existing area used for car parking within the site would have no adverse visual impact, nor would turning the existing hard-surfaced MUGA into additional car parking have any adverse visual impact.

Taking into consideration the above, the development is considered to have an acceptable 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'.

The nearest residential properties would be in excess of 28 metres to the west of the temporary block EFAF. The ramp and external staircase would be located on the western elevation which would remain 25 metres from the rear elevation of the properties to the west and at least 12 metres from the rear gardens of these properties. Due to its size and separation distance from neighbouring properties, the proposed building would cause no harm to neighbouring amenities in terms of a loss of outlook, privacy or light. This is evidenced within the overshadowing assessment which has been submitted in support of the application.

The development would not result in harmful noise impacts to neighbours, due to its separation distance from those surrounding the site, as well as the fact that the building will be used to house existing students (during the wider redevelopment of the site) and not additional students.

The new parking areas are next to existing parking areas on the site and are a significant distance from neighbours, this being the case the proposal is unlikely to lead to any harmful light spillage to neighbours.

Construction noise and additional movement related impacts (associated with people and vehicles) will be managed by recommended conditions which require a robust Construction Management Plan.

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.

Taking into consideration the above the proposal 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

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.

The Mayor of London adopted a new and revised London Plan in March 2021, consequently the car parking standards set out in the London Plan take precedence over those in the Local Development Plan, except where the Local Plan specifies lower local maximum standards.

The existing site access would be used for the proposed development.

The proposal seeks to formalise an existing parking area creating 42 parking spaces, 5 of which

would have electrical vehicle charging points and 4 of which will be designed to accessible standards.

The proposal also seeks to create a 46-space temporary car park, with 3 accessible spaces and 30 temporary cycle parking spaces. The car parking area is temporary and would be removed alongside the temporary building within 18 months of occupation of the new school buildings. A condition is recommended to this effect.

Taking into consideration that the existing non formal car park has been used for parking a similar number of vehicles, the 42-space provision is considered to be acceptable. The additional 46 car parking spaces are to aid in ensuring that the 70 spaces currently used by the college are provided elsewhere on the campus during construction. The total provision of 88 spaces in the proposed location would aid in directing education related traffic to the northwest of the site whilst construction works go on in the southeast of the site. This arrangement would improve safety for the sites users whilst construction takes place.

In commenting on the application, the Councils Highway Officer has raised no objection to the proposed temporary parking provision or the formalisation permanence of the additional spaces. However further details relating to construction management are required and these are to be secured by condition.

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).

The development would not compromise the security of the school site and would be located within a contained area of the site, with boundary fencing separating the development and the school car park. The development is considered to 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

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 as accessible as existing educational facilities within and surrounding the site. Disabled parking is proposed close to temporary buildings. The temporary block would not benefit from level access therefore ramps are required to provide access to some of the entry points around the facades and this stems from the need to raise the entry points up 0.45 m above ground level. This would result in a 3 tier step and associated ramp which will have a level access platform providing adequate access for those pupils and teachers with a disability. The internal layout of the buildings includes toilets at ground floor and stairs are proposed to provide access to the second storey of the temporary building which is considered to be acceptable. Conditions are recommended on the decision notice to ensure that the temporary block is designed to the highest possible accessible standards.

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

7.13 Provision of affordable & special needs housing

Not applicable.

7.14 Trees, landscaping and Ecology

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.

There are no Tree Preservation Orders or Conservation Area designations affecting the site and there are no trees within the site which are to be removed. In essence, the proposal would redevelop an area of hardstanding or MUGA space.

The proposed temporary block would facilitate the development of a wider school enhancement project under application reference 16034/APP/2023/2812. Due to the nature of the proposal and physical constraints of the site, there is no proposal or need for tree planting. It is considered unreasonable to strictly apply the policy in this instance, given the nature and reason for the proposal. As such, the proposal is not considered to be contrary to Policy DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part 2 (2020).

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.

A temporary waste collection facility is shown on the submitted plans to the west of the site entrance. Adequate waste facilities would therefore be provided for the proposal and waste would be collected in the same manner that existing waste from the site is collected.

7.16 Renewable energy / Sustainability

Policy SI 2 of the London Plan (2021) states residential development should achieve at least a 10% improvement beyond Building Regulations 2013.

Policy DMEI 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) requires all developments to make the fullest contribution to minimising carbon dioxide emissions in accordance with the London Plan targets.

Given that the proposal is for a temporary teaching block and the internal re-purposing of an existing block for temporary teaching space the requirement for energy savings on site is limited. However an Energy Statement prepared by Premier Modular, has been submitted in support of the proposed development. The statement confirms that measures will be incorporated into the scheme to aid in supporting energy efficiency and sustainability. These include the use of LED lighting, ceiling and wall mounted inverter air conditioning units which have a lower energy usage.

The proposal has been reviewed by the Council's Energy Officer who has raised no objection.

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 submitted flood risk assessment (HSP2022-C3886-C&S-FRAS1-536) concludes that the development would be appropriate in Flood Zone 1 and that it would not put additional people at risk of flooding. It also states:

'Temporary accommodation will increase the surface runoff during the construction phase. Mitigation measures will have to be implemented to accommodate the increased surface water runoff.' The

submitted drainage layout plans indicate that an underground storage create would be constructed to capture any surplus surface water during the lifespan of the temporary buildings. Once the wider redevelopment scheme is complete and the buildings are occupied, the EFAE & EFAF buildings will be removed and the land restored to its former use as a playing field. This would enhance the natural attenuation on site.

Given the temporary nature of the proposed development, it is not considered that SUDS measures above those set out above are required. As such the development would accord 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:

Issues regarding the developments noise impacts have been discussed in section 7.8 of this report.

Should the application be approved a condition requiring a construction management plan would be recommended, in order to ensure construction noise and disturbance during the construction phase is minimised as far as practicable.

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.

Other than construction traffic, the proposal would not result in any permanent increase in vehicle movements, as the proposed car parking spaces are either existing spaces being formalised or temporary spaces to offset the temporary loss during the wider redevelopment of the site (No.16034/APP/2023/2812). The proposal would therefore not result in any permanent increase vehicle trip generation which would increase on site emissions. The Councils Air Quality Officer has reviewed the application and raised no objection to the proposed development.

7.19 Comments on Public Consultations

The issues raised during the consultation process have been addressed in the sections above.

7.20 Planning obligations

Hillingdon Planning Committee -

PART 1 - MEMBERS, PUBLIC & PRESS

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £60 per sq metre. The proposed development is not CIL Liable.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

Not applicable.

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

This application seeks temporary permission for a period of up to two years for the construction of a two-storey academic building (Use Class F1) and re-purposing of an existing building, in order to facilitate the wider re-development of the Rosedale College campus under application reference 16034/APP/2023/2812. The proposal is considered to be acceptable in principle and with regard to its impact on neighbour amenity, character of the area, local highway network, flooding, trees, landscaping and access.

For the reasons set out in detail within this report, it is recommended that temporary planning consent is grant, subject to conditions.

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)

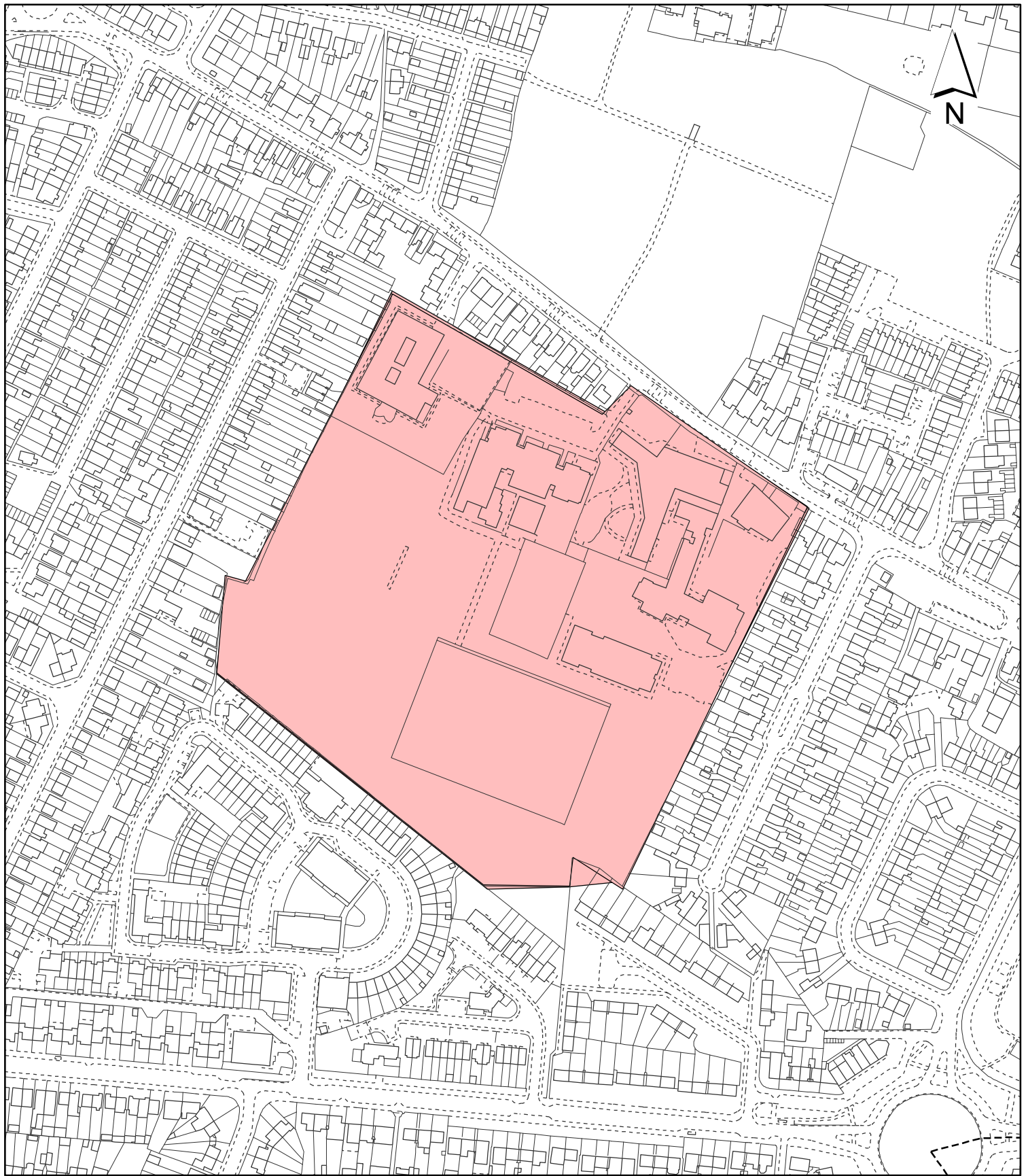
NPPF (2023)

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/2023/2796

Scale:

1:3,000

Planning Committee:

Minor

Date:

February 2024



HILLINGDON
 LONDON