

APPLICATION FOR: 4311/APP/2016/4295

WARRENDER PRIMARY SCHOOL OLD HATCH MANOR RUISLIP

COMMITTEE: Major Apps PC

DATE:

I confirm:-

- All consultations have been completec
- All consultations are reflected in the report.
- The report is free from spelling, typing and grammatical errors.

Final formatting:

Signed:- _____
Case Officer

Signed:- _____
Team Manager

Signed:- _____
Senior Manager

I agree this report can go on the agenda for the above Committee.

Signed:- _____
DC Tech Admin

Item No. **Report of the Head of Planning, Building Control, Sport & Green Spaces**

Address WARRENDER PRIMARY SCHOOL OLD HATCH MANOR RUISLIP

Development: Provision of new two-storey classroom block comprising 8 new classrooms, staff room, library/ICT suite, technology suite, studio, breakfast club, plus ancillary facilities; increased parking provision; rearrangement of sports pitches and provision of new multi-use games area (MUGA) together with associated steps and ramp; removal of existing modular building and demolition of existing breakfast club building; and ancillary development.

LBH Ref Nos: 4311/APP/2016/4295

Drawing Nos: Surface Water Drainage Strategy Design Note, prepared by Arcadis dated 13/01/17
 Design & Access Statement Rev.4, prepared by Callison RTKI dated 13/01/17
 A-10000 Rev.E (Proposed Site Plan)
 A-12000 Rev.4 (General Arrangements Plan)
 M289-200 Rev.P2 (Landscape Plan)
 UA008837-ARC-M2-MM-H-014 Rev.P1.1 (Roof Plan Indicative Layout)
 Flood Risk Assessment and Drainage Strategy, Third Issue, prepared by Waterco dated 17/01/16
 Unnumbered Topographical Survey
 Archaeological Desk-Based Assessment, prepared by AOC dated July 2015
 Lighting Strategy Report, prepared by Arcadis dated November 2016
 Stage 1 / 2 Road Safety Audit, prepared by Local Transport Projects dated November 2016
 Transport Assessment, prepared by Local Transport Projects dated November 2016
 Travel Plan, prepared by Local Transport Projects dated November 2016
 Arboricultural Constraints Report, prepared by SES dated August 2015
 Arboricultural Impact Assessment, prepared by SES dated 22/11/16
 Energy Statement, prepared by Arcadis dated September 2016
 Bat Building and Tree Inspection, prepared by EPR dated August 2015
 Ecological Appraisal, prepared by EPR dated July 2015
 35311100/WAR/PL01 (Site Location Plan)
 35311100/WAR/PL02 (Existing Site Layout Plan)
 Noise Impact Assessment, prepared by PaceConsult dated 30/09/16
 A-10100 Rev.A (Existing Tree Retention Plan)
 A-10100 Rev.A (Existing Tree Retention Plan)
 A-30100 Rev.A (Proposed Site Sections & 3D images)
 A-20100 (Large Scale Elevations)

Date Plans Recieved: 29/11/2016 **Date(s) of Amendment(s):** 29/11/2016

Date Application Valid: 29/11/2016 16/01/2017

1. SUMMARY

This application seeks full planning permission for the provision of a new Junior School building and associated works at Warrender Primary School in Eastcote. The proposals

involve the provision of a new 2-storey classroom block comprising eight classrooms and associated facilities, reconfiguration of the car park and provision of a Multi-Use Games Area (MUGA) in addition to removal of two existing modular buildings and ancillary works.

The proposals would enable the expansion of the school from one form of entry (1FE) to two forms of entry (2FE) allowing them to cater for a total of 460 pupils (including nursery).

The Education Act 1996 states that Local Authorities have a duty to educate children within their administrative area. The Hillingdon School Expansion Programme is part of the Council's legal requirement to meet the educational needs of the borough.

In the main metropolitan areas throughout the country there has been a significant increase in the need for school places and this holds true for London. This increase reflects rising birth rates, migration changes and housing development. The latest forecast for school places indicates a sustained residual need for additional forms of entry in primary schools in the north of the borough and there is therefore a requirement to expand Warrender Primary School to help meet this need.

The existing school would be expanded from 1FE to 2FE to provide additional places for the children of the borough. Internal reconfiguration works would take place to the existing school building such that it would provide for an expanded nursery and Key Stage 1 cohort and the new building would be occupied by Key Stage 2 pupils.

The proposal fully complies with the aims of the National Planning Policy Framework (NPPF), London Plan policy 3.18 and Local Plan: Part 2 policy R10, which seek to encourage the provision of new and/or enhanced educational facilities. Furthermore, whilst it would result in some loss of playing field, it is considered that the provision of alternative high quality sporting facilities and improvements to the existing drainage would be of sufficient benefit to sport so as to outweigh this loss, such that the proposals would not be contrary to current policies which seek to preserve existing playing fields and sports provision. Despite being contacted and asked various times if they have comments on the application Sport England have not commented on the scheme. Should Sport England object to the scheme with respect to loss of playing field land a referral to the Secretary of State would be required.

It is not considered that the proposed development would result in an unacceptable impact on the visual amenities of the school site or on the surrounding area. Furthermore, it is not considered that the proposal would have any significant detrimental impact on the amenities of the occupiers of neighbouring residential units.

The proposal is supported by a detailed Transport Assessment and provides for mitigation measures to reduce its impact on the local highway network. The Council's Highway Engineer has reviewed this information in detail and confirmed that the proposed development would be acceptable in terms of traffic impact, pedestrian and highway safety.

The proposal is considered to comply with relevant UDP and London Plan policies and, accordingly, it is recommended that delegated powers be given to the Head of Planning and Enforcement to approve the scheme, subject to any referral that might be required to the Secretary of State.

2. RECOMMENDATION

APPROVAL subject to the following:

1 SP01 Council Application Standard Paragraph

(This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land).

2 COM3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

3 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 35311100/WAR/PL01, A-10000 Rev.E, A-12000 Rev.4, A-30100 Rev.A, A-20100, M289-200 Rev.P2 & UA008837-ARC-M2-MM-H-014 Rev.P1.1, 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 Two Saved UDP Policies (November 2012) and the London Plan (2016).

4 COM5 General compliance with supporting documentation

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

Flood Risk Assessment and Drainage Strategy, Third Issue, prepared by Waterco dated 17/01/16

Surface Water Drainage Strategy Design Note, prepared by Arcadis dated 13/01/17

Archaeological Desk-Based Assessment, prepared by AOC dated July 2015

Lighting Strategy Report, prepared by Arcadis dated November 2016

Stage 1 / 2 Road Safety Audit, prepared by Local Transport Projects dated November 2016

Transport Assessment, prepared by Local Transport Projects dated November 2016

Travel Plan, prepared by Local Transport Projects dated November 2016

Arboricultural Constraints Report, prepared by SES dated August 2015

Arboricultural Impact Assessment, prepared by SES dated 22/11/16

Energy Statement, prepared by Arcadis dated September 2016

Bat Building and Tree Inspection, prepared by EPR dated August 2015

Ecological Appraisal, prepared by EPR dated July 2015

Noise Impact Assessment, prepared by PaceConsult dated 30/09/16

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

REASON

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

5 COM7 Materials (Submission)

No development shall proceed beyond the steel/timber/concrete superstructure (including roof structure) of any building proposed until details of all materials and external surfaces have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

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

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 COM8 Tree Protection

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

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

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

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

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

REASON

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

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

Within three months of commencement of works on site a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle and Scooter Storage for 40 bicycles/scooters (exact ratios to be agreed)
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (to show 20 car parking spaces and one motorcycle parking space, including demonstration that 20% of all parking spaces are served by electrical charging points, 10% to be active and 10% passive)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures (such as play equipment and furniture)

3. Living Walls and Roofs
 - 3.a Details of the inclusion of living walls and roofs
 - 3.b Justification as to why no part of the development can include living walls and roofs

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

5. Schedule for Implementation

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

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015).

8 COM10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the

occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

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

REASON

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

9 COM17 Control of site noise rating level

The rating level of noise emitted from the plant and/or machinery hereby approved shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142.

REASON

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

10 COM26 Ecology

Within three months of commencement of works on site a scheme for the protection, creation of biodiversity features and enhancement of opportunities for wildlife shall be submitted to and approved in writing by the Local Planning Authority. The plans shall detail measures to promote, encourage and support wildlife through the use of, but not limited to, bat and bird boxes and specific wildlife areas within the landscape scheme. The development must proceed in accordance with the approved plans.

REASON

To ensure the development makes a positive contribution to the protection and enhancement of flora and fauna in an urban setting in accordance with policy BE1 of the Local Plan: Part One Strategic Policies, policy EC5 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 7.19.

11 COM31 Secured by Design

The building(s) shall adhere to 'Secured by Design' principles as set out in the document 'Secure by Design Design - New Schools 2014' published on behalf of the Association of Chief Police Officers (ACPO). No building shall be occupied until relevant security measures have been implemented.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure

environment in accordance with London Plan (2016) Policies 7.1 and 7.3.

12 NONSC Travel Plan

Prior to first occupation of the development hereby approved a full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the Travel Plan shall be implemented in perpetuity and it shall be reviewed at regular intervals to monitor its impact and, if required, it shall be updated and/or amended in order that its aims and objectives are achieved.

The Travel Plan shall demonstrate a commitment to the ongoing promotion of sustainable travel to users of the development and include targets for sustainable travel arrangements, effective measures for the ongoing monitoring of the Travel Plan, a commitment to delivering the Travel Plan objectives and details of effective mechanisms to achieve the objectives of the Travel Plan. It shall also include measures, such as expansion of breakfast/after school clubs, staggering of the start/end school times, implementation of car sharing initiatives and the promotion of walking and cycling initiatives, aimed at reducing peak time congestion.

REASON

To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with London Plan (July 2016) policies 6.1 and 6.3.

13 NONSC Traffic Management Plan

Prior to the commencement of development a traffic management plan shall be submitted to and approved in writing by the Local Planning Authority. This shall provide details in relation to access (vehicular and pedestrian) and the parking provision for school and contracting staff and the delivery of materials during construction.

REASON

To ensure that the construction does not have an unacceptable impact on residential amenity and in the interests of highway and pedestrian safety in accordance with policies AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

14 NONSC Car Park Management Strategy

Prior to occupation of the development a Car Park Management Strategy shall be submitted to and approved in writing by the Local Planning Authority.

The submitted strategy shall contain details of parking allocation of the staff car park; details as to how the drop-off and pick-up area will be managed to ensure its efficient operation; security measures; any parking management equipment such as barriers/ticket machines, etc; and a detailed scheme of management for the areas including within and outside of peak school pick up and drop off hours.

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

The drop-off/pick-up area must be provided prior to occupation of the development.

REASON

To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with Policies AM2 and AM7 of the Hillingdon

Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policies 6.1 and 6.3.

15 NONSC Delivery & Servicing Plan

Prior to occupation of the development hereby approved a Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall incorporate measures to minimise vehicle deliveries during am and pm peak hours. Thereafter and prior to occupation, the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

REASON

To encourage out of hours/off peak servicing to help mitigate the site's contribution to local congestion levels in compliance with Policy AM2 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

16 NONSC Fire Strategy

No development shall proceed beyond the steel/timber/concrete superstructure (including roof structure) of any building proposed until a comprehensive fire emergency plan that demonstrates how disabled people will be safeguarded from fire and enabled to evacuate the building has been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policies AM13 and AM16 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2015) Policy 7.2.

17 NONSC Automatic Light Switch Off

Measures shall be put in place to ensure that lights, including car park lighting, are automatically turned off when the buildings are not in use.

REASON

To safeguard residential amenity in accordance with policies BE13 and OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to reduce energy demands in accordance with London Plan (2015) Policy 5.2.

18 NONSC Construction Training

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority, detailing how Construction training will be provided for construction workers on the site. The approved means and timescale of providing the proposed improvements shall then be implemented in accordance with the agreed scheme.

REASON

To ensure the development provides an appropriate contribution to the provision of construction training within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the Council's Supplementary Planning Document on Planning Obligations.

19 NONSC PV details

No development shall proceed beyond the steel/timber/concrete superstructure (including

roof structure) of any building proposed until full details, including specifications, of the Photovoltaics, as required to deliver the CO2 reductions and set out in the Energy Statement (September 2016, have been submitted to and approved in writing by the Local Planning Authority. The details shall include the type and size of PVs, as well as a roof plan showing their incorporation on the roof space and the method for fixing them to the roof. The details shall also include the methods for monitoring the use of the PVs and the collection and use of any 'feed in tariffs'. The development must thereafter proceed in accordance with the approved details.

Reason

To ensure the development achieves CO2 reductions in accordance with London Plan (2016) policy 5.2.

20 COM15 Sustainable Water Management

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

The scheme shall follow the strategy set out in the hereby approved 'Flood Risk Assessment and Drainage Strategy,' produced by Waterco and the additional design note produced by Arcadis.

The scheme shall clearly demonstrate how it manages water and demonstrate ways of controlling the surface water on site by providing information on:

a) Suds features:

- i. incorporating sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided,
- ii. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume to Greenfield run off rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus Climate change,
- iii. where it is intended to have above ground storage, overland flooding should be mapped, both designed and exceedance routes above the 100, plus climate change, including flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).

b) Capacity of Receptors

- i. Capacity demonstrated for Thames Water foul and surface water networks, and provide confirmation of any upgrade work required having been implemented and receiving watercourse as appropriate.

c) Minimise water use.

- i. incorporate water saving measures and equipment.
- ii. provide details of how rain and grey water will be recycled and reused in the development.

d) Long Term Management and Maintenance of the drainage system.

- i. Provide a management and maintenance plan.
- ii Include details of Inspection regimes, performance specification, (remediation and timescales for the resolving of issues where a PMC).
- iii Where overland flooding is proposed, the plan should include the appropriate actions

to define those areas and actions required to ensure the safety of the users of the site should that be required.

iv. Clear plans showing all of the drainage network above and below ground. The responsibility of different parties such as the landowner, PMC, sewers offered for adoption and that to be adopted by the Council Highways services.

e) From commencement on site

i. How temporary measures will be implemented to ensure no increase in flood risk from commencement on site including any clearance or demolition works.

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

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to:

* Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012),

* Policy 5.12 Flood Risk Management of the London Plan (March 2016) and

* To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2016), and

* Conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2016).

* National Planning Policy Framework (March 2012), and the

* Planning Practice Guidance (March 2014).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

BE13 New development must harmonise with the existing street scene.

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE22 Residential extensions/buildings of two or more storeys.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

Retention of topographical and landscape features and provision of new

BE38	planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R4	Proposals that would involve the loss of recreational open space
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
LPP 3.18	(2016) Education Facilities
LPP 3.19	(2016) Sports Facilities
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 5.3	(2016) Sustainable design and construction
LPP 5.7	(2016) Renewable energy
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 6.1	(2016) Strategic Approach
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 6.12	(2016) Road Network Capacity
LPP 6.13	(2016) Parking
LPP 7.2	(2016) An inclusive environment
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.21	(2016) Trees and woodlands
LPP 8.3	(2016) Community infrastructure levy
NPPF	National Planning Policy Framework

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

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies

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

4 11 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

5 12 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

6 13 Building Regulations - Demolition and Building Works

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

7 111 The Construction (Design and Management) Regulations 1994

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

8 112 Notification to Building Contractors

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

visible from outside the site.

9 I13 **Asbestos Removal**

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

10 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.

11 I19 **Sewerage Connections, Water Pollution etc.**

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

12 I23 **Works affecting the Public Highway - Vehicle Crossover**

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

13 I28 **Food Hygiene**

The Council's Commercial Premises Section should be consulted prior to the use of the premises so as to ensure compliance with the Food Safety Registration Regulations

1990, Hygiene (General) Regulations 1970, The Food Act 1984, The Health and Safety at Work Act 1974 and any other relevant legislation. Contact: - Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Telephone 01895 250190).

14 I34 **Building Regulations 'Access to and use of buildings'**

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

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

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

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

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

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

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

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

15

The Council's Access Officer has advised as follows:

- a) The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with

a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

b) Inclusive design principles should be applied to all learning activities and school functions. This ensures an environment to help children with Special Educational Needs and disabilities take part in school activities on an equal basis alongside their non-disabled peers.

c) Fixtures, fittings and furnishings, particularly hard materials should be selected to ensure that sound is not adversely reflected. The design of all learning areas should be considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009+A1:2010, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.

d) Care should be taken to ensure that the internal decoration achieves a Light Reflectance Value (LRV) difference of at least 30 points between floor and walls, ceiling and walls, including appropriate decor to ensure that doors and door furniture can be easily located by people with reduced vision.

e) Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.

f) Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.

g) Flashing beacons/strobe lights linked to the fire alarm should be carefully selected and installed to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

16

The Council's Waste Strategy Manager has advised as follows:

General points on waste storage area: -

a) The bin enclosures must be built to ensure there is at least 150 mm clearance in between the bulk bins and the walls of storage area. The size and shape of the bin enclosures must also allow good access to bins by school staff, and if multiple bins are installed for the bins to be rotated in between collections. The dimensions of an 1,100 litre bulk bin are 1,370 mm x 990 mm x 1,260 mm.

b) Arrangements should be made for the cleansing of the bin stores with water and disinfectant. A hose union tap should be installed for the water supply. Drainage should be by means of trapped gully connected to the foul sewer. The floor of the bin store area should have a suitable fall (no greater than 1:20) towards the drainage points.

c) The material used for the floor should be 100 mm thick to withstand the weight of the bulk bins. Ideally the walls of the bin storage areas should be made of a material that has a fire resistance of one hour when tested in accordance with BS 472-61.

d) The gate / door of the bin stores need to be made of metal, hardwood, or metal clad softwood and ideally have fire resistance of 30 minutes when tested to BS 476-22. The door frame should be rebated into the opening. Please ensure the doorway should allow clearance of 150 mm either side of the bin when it is being moved for collection. The doors should open outwards from the chamber. The door(s) should have a latch or other mechanism.

e) The collectors should not have to cart a 1,100 litre bulk bin more than 10 metres from the point of storage to the collection vehicle (BS 5906 standard).

f) The gradient of any path that the bulk bins have to be moved on should ideally be no more than 1:20, with a width of at least 2 metres. The surface should be smooth. If the storage area is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to level of the collection vehicle.

g) The roadway should be strong enough to withstand the load of a 26 tonne refuse collection vehicle.

3. CONSIDERATIONS

3.1 Site and Locality

Warrender Primary School occupies an approximately 1.2 hectare plot located on the north west side of Old Hatch Manor in Ruislip. The school comprises a single-storey building located towards the centre of the site, a number of temporary classroom units, playgrounds, playing field, parking and associated development. A single-storey caretakers bungalow occupies the eastern corner of the site. Vehicular and pedestrian access is currently via Old Hatch Manor, although a maintenance vehicle access also exists via Eastcote Road.

The site lies within a predominantly residential area, largely characterised by two-storey detached and semi-detached properties. It is bounded by residential gardens on all sides.

The site generally slopes down towards Eastcote Road to the north west and there is a notable level change between the areas of hardstanding to the south east of the site and the playing fields to the north west. There is also a significant level change between the residential gardens to the south and the school playground, reflected by relatively steep grass banks/bunds around parts of the school's south east and south west boundaries. Mature trees and play equipment located on grass verges define the site's boundaries, particularly around the playground areas.

The site falls within the developed area as designated in the Hillingdon Local Plan. Eastcote Road to the north is designated as a Local Distributor Road and falls within an Archaeological Priority Area.

3.2 Proposed Scheme

This application seeks full planning permission for the erection of a new two-storey classroom block and associated works including the provision of a Multi-Use Games Area (MUGA), reconfiguration of the car park, landscaping, removal of two modular classroom

units and ancillary works at Warrender Primary School in Ruislip.

The new classroom block would be located on the current playground to the north east of the existing school building. At ground floor level it would accommodate two standard classrooms, a design technology room, studio, breakfast club room, small group room, a staff room and separate staff work room, a Special Educational Needs Co-Ordinator (SENCO) room, WCs, plant rooms, circulation spaces and associated facilities. At first floor level the building would accommodate six standard classrooms, an ICT suite and library, a small group room, WCs, stores, circulation space and ancillary facilities.

A Multi-Use Games Area, enclosed by 2.4m high fencing and capable of accommodating a range of sports, including tennis, netball, basketball and five-a-side football, would be provided to the north east of the playing field. The remaining grassed area provides sufficient space to accommodate two smaller or one larger football pitch and running track as per the existing.

The existing car park would be reconfigured and adjacent footpaths and grassed areas remodelled to accommodate an additional eight car parking spaces, such that a total of 20 car parking spaces, including two disability standard spaces, and improved access for refuse collection would be provided.

Some tree removal would be required to accommodate the new building and the increased need to maximise playground space. Replacement planting would however be provided around the site boundaries to enhance the visual amenities of the site and to maintain screening to adjoining residential gardens.

Once complete, the new building would accommodate the school's KS2 pupils. Internal refurbishment works, not requiring planning permission, would take place to the existing building to allow the expansion of the KS1 cohort into the newly created space. It is understood that refurbishment works would also seek to improve some of the existing shortcomings of the building where several classrooms are undersized. The additional space provided through the provision of new accommodation would also enable two existing single-storey modular classrooms, currently located towards the north west of the existing building, to be removed.

Following the expansion, the school would cater for a total of 460 pupils (including nursery) and 40 full time equivalent (FTE) staff. This would represent increases of 210 pupils and 20 FTE staff.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no relevant planning history.

4. Planning Policies and Standards

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)

Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)

Policy Statement - Planning for Schools Development (DCLG, 15/08/11)

London Plan (2015)

National Planning Policy Framework

Hillingdon Supplementary Planning Document: Accessible Hillingdon

Hillingdon Supplementary Planning Document: Residential Layouts

Hillingdon Supplementary Planning Guidance - Community Safety by Design

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM5 (2012) Sport and Leisure
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.EM11 (2012) Sustainable Waste Management

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- R4 Proposals that would involve the loss of recreational open space
- R5 Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
- R10 Proposals for new meeting halls and buildings for education, social, community and health services
- R16 Accessibility for elderly people, people with disabilities, women and children
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -

- (i) Dial-a-ride and mobility bus services
- (ii) Shopmobility schemes
- (iii) Convenient parking spaces
- (iv) Design of road, footway, parking and pedestrian and street furniture schemes

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
LPP 3.18	(2016) Education Facilities
LPP 3.19	(2016) Sports Facilities
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 5.3	(2016) Sustainable design and construction
LPP 5.7	(2016) Renewable energy
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 6.1	(2016) Strategic Approach
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 6.12	(2016) Road Network Capacity
LPP 6.13	(2016) Parking
LPP 7.2	(2016) An inclusive environment
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.21	(2016) Trees and woodlands
LPP 8.3	(2016) Community infrastructure levy
NPPF	National Planning Policy Framework

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **23rd December 2016**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 128 local owner/occupiers and the Ruislip Residents' Association. Site and press notices were also posted. 11 letters of objection have been received which raise the following concerns:

- i) The Travel Plan fails to address existing parking issues, including illegal parking.
- ii) The Travel Plan fails to address the impact of the 84% increase in pupil numbers on parking.
- iii) CCTV and traffic wardens are needed.
- iv) A Cabinet Member Petition Hearing was held on 9th November following a call for on-street parking restrictions from 28 households in Old Hatch Manor, half of the street.

- v) The regular parking attendant patrols and numerous H-Bar markings, which attempt to restrict parking across driveways, signify an existing problem.
- vi) Safety is a high priority as the pupils are all under 12 and crossing the road is hazardous.
- vii) The Transport Assessment relies on surveys all taken on an exceptionally warm and dry July day just before the end of term. The statistics quoted are therefore unrepresentative of normal traffic conditions. Failure to disclose this information is disingenuous.
- viii) The Transport Assessment makes a number of inaccurate assumptions which understate the parking demand from commuters, staff and parents in Old Hatch Manor.
- ix) Eastcote Road and Windmill Hill do not lend themselves to on-street parking and Old Hatch Manor, The Ridgeway and Warrender Way are at saturation from Warrender and Bishop Ramsey Schools.
- x) Increase in peak time traffic.
- xi) Use of Windmill Hill for dropping off slows traffic and impedes access to/egress from residents' properties.
- xii) The Transport Assessment is based on historic data and it underestimates the numbers travelling by car and parking demand.
- xiii) Ecological and Bat Surveys were carried out 12 months prior to any traffic surveys. If the Transport Assessment is approved in its current form this would suggest the Council gives greater consideration to its bat population than to pupils or residents.
- xiv) The school has drainage problems and the field is rarely used due to waterlogging. This will worsen the situation.
- xv) When it rains the after school building floods. Existing problems need to be sorted.
- xvi) Properties in Eastcote Road and The Ridgeway have experienced significant flood damage due to run-off from the school site. Measures must be put in place to prevent a reoccurrence of this problem.
- xvii) Houses in Eastcote Road are inaccurately shown. These have attached extensions meaning extra water cannot escape.
- xviii) The opposite corner of the playing field should be hardsurfaced instead and a drain installed along the school's boundary with The Ridgeway.
- xix) Overlooking.
- xx) Tree planting should be provided along the northern boundary to provide screening and a noise buffer.
- xxi) Removal of trees (group G6), which will not be directly replaced, will cause a detrimental impact on screening currently provided to properties in Windmill Hill.
- xxii) The existing hall is woefully inadequate to meet the schools existing needs. The proposals do not do enough to address this issue. There is space to provide a new stand alone sports hall between the existing and proposed buildings, which would have limited visual impact.
- xxiii) New planting should be provided but tree roots could damage property.
- xxiv) No information is provided regarding lighting of the MUGA and playing field. Assurance should be given that none will be provided.
- xxv) Overdevelopment of the site.
- xxvi) Overshadowing.
- xxvii) Noise from out of hours use.

METROPOLITAN POLICE DESIGNING OUT CRIME OFFICER (DOCO)

The Design and Access statement clearly identifies Secured by Design adherence and as such, I would insist on this development meeting the Secured by Design Schools 2014 design guide.

The developers / architects should make early contact with the CPDA.

GREATER LONDON ARCHAEOLOGICAL ADVISORY SERVICE (GLAAS)

Recommend No Archaeological Requirement

Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

The site does not lie within an Archaeological Priority Area and, as noted in the desk-based assessment, it has low archaeological potential for all periods reflecting a paucity of recorded archaeology in the vicinity and its historical location within medieval open fields. The site will also have been disturbed by construction of the school. Whilst some as yet undiscovered archaeological features could be present there is no evidence for a significant heritage asset.

No further assessment or conditions are therefore necessary.

SPORT ENGLAND

To be reported at Committee.

Internal Consultees

FLOOD AND WATER MANAGEMENT OFFICER

Detailed comments were provided by the Flood and Water Management Officer and a revised Floor Risk Assessment provided. The Flood and Water Management Officer has advised that this does not address her concerns so planning conditions will be required.

TREES/LANDSCAPING OFFICER

The site lies within a 1.22 hectare plot surrounded by residential properties whose rear gardens contain the site.

The main entrance is off Old Hatch Lane to the south and there is an emergency access between the houses to the north onto Eastcote Road.

The existing built development, comprising low single-storey buildings, and hard surfacing is concentrated in the southern half of the site on elevated ground. The playing fields occupy the northern half of the site at a lower level, surrounded by short embankments.

Boundary structure planting around the southern half of the site is composed of established trees which contribute to the character and appearance of the area and provide a high level landscape buffer between the school and its neighbours.

An Arboricultural Constraints Report and Arboricultural Impact Assessment has been prepared by SES. 9No individual trees and 7No. groups have been surveyed and assessed.

No 'A' grade trees have been identified. 'B' grade trees include: G1 is a double row of mature trees on the east boundary (including maples, cherries, alder and whitebeam), T3 a white poplar, off-site on the west boundary, G2 maples, thorn (centre of site), T4 white poplar and T5 ash, both off-site in the south-east corner, G5 mature maples, on the southern boundary immediately west of the site entrance and T8, a pine on the southern boundary to the east of the site entrance.

The remaining trees are 'C' rated. However, most of the trees, collectively, add landscape value to the site, creating visual interest, screening and wider environmental benefits.

In order to accommodate the development the inner row of mature trees in G1 will be removed, as will G2 and G3, together with 'c' grade trees G6 (on the west boundary).

No tree protection or arboricultural method statement has been prepared at this stage.

A minimum of 15 trees will be removed, many of which are large trees with high landscape / visual value. However, due to the changes in level across the site and the need to cut into earth embankments / root protection areas it is very likely that additional trees will be sacrificed to accommodate the proposed works (T7 part of G5).

A Landscape Plan, by IJLA, indicates approximately 20No. new young trees planted mainly along the east boundary, west boundary and in the north-east corner of the site.

In my view the selected species should be reviewed in the north-east corner where potentially large trees with spreading habits (*Q. robur*) are shown next to the MUGA - where more upright / fastigate trees might be more suitable.

Additional tree planting should be indicated along the southern boundary (west side) and along the west / northwest boundaries. - Tree planting along the northern boundary could usefully contribute to the control of surface/ ground water run-off which is known to be an issue on this site.

If the application is recommended for approval, landscape conditions will be necessary to protect retained trees and ensure that a robust landscape scheme secures suitable replacement planting. At the moment the replacement provision is inadequate.

Recommendation:

If the application is recommended for approval please add conditions COM6 (levels), COM7 (materials), COM8 (tree protection), COM9 (parts 1,2,3,4,5 and 6) (landscaping) and COM10 (trees to be retained).

Officer comment:

Amended plans have been received which show additional tree planting and amendments to the species proposed. The Trees/Landscape Officer has confirmed that this adequately reflects the above mentioned recommendations, but has re-emphasised the need for conditions requiring tree protection and a method statement to ensure no harm occurs to retained trees.

WASTE STRATEGY MANAGER

Overall satisfactory from the point of view of waste storage.

Informatives relating to waste storage should be attached should approval be granted.

ENVIRONMENTAL OFFICER

Energy comments:

No objections are raised to the proposed development.

The energy strategy shows the development will achieve the minimum requirement of a 35% reduction in CO₂ from 2013 Building Regulations. However, the solution proposed relies on the use of PV panels on the roof of the new building. The elevations and CGI images do not show any PVs on the roof of the new building.

Accordingly, the following conditions are necessary:

Condition

Prior to the commencement of development full details including specifications of the Photovoltaics as required to deliver the CO₂ reductions and set out in the Energy Statement (September 2016). The details shall include the type and size of PVs, as well as a roof plan showing their incorporation on the roof space and the method for fixing them to the roof. The details shall also include the

methods for monitoring the use of the PVs and the collection and use of any 'feed in tariffs'. The development must proceed in accordance with the approved plans.

Reason

To ensure the development achieves CO2 reductions in accordance with London Plan Policy 5.2.

Ecology Comments:

No objections are raised to the proposed development.

The development needs to make a positive contribution to wildlife protection, creation and enhancement. The ecology assessment provides no recommendations. Accordingly, the following condition is required:

Condition

Prior to the commencement of development a scheme for the creation of biodiversity features and enhancement of wildlife shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include plans showing the incorporation of measures such as bird and bat boxes and a specific wildlife area for educational purposes. The plans shall also show the use of living walls/screens and living roofs. The development must proceed in accordance with the approved plans.

Reason

To ensure the development makes a positive contribution to the protection and enhancement of flora and fauna in an urban setting in accordance with Policy BE1 of the Local Plan.

HIGHWAY ENGINEER

This is a major extension to the existing Warrender Primary School at Old Hatch Manor. The school has been on the site since 1971. There were pre-app discussions over the expansion proposals.

The applicant provided a Transport Assessment (TA) by Local Transport Projects (November 2016) as part of the application.

The school has a vehicular access off Old Hatch Manor, a local road in the Council's Road Network. The access leads to staff parking with 12 spaces. The properties in Old Hatch Manor are predominantly detached houses with their own off-street parking available.

The site has a PTAL value of 3 (moderate) which is a result of nearby bus services.

The school access off Old Hatch Manor is shared with an adjacent property. There is also an emergency access off Eastcote Road (B466 - a classified road). There are 'School Keep Clear' markings at the school access in Old Hatch Manor.

The 2012 School Travel Plan showed that approximately 32% of pupils were car borne so there is a large percentage of trips by sustainable modes (over 60% walk).

There were traffic and parking counts carried out by the consultants on a warm day in July and this data was used as the basis for analysis. This trip making along with non-school traffic meant that there were approximately 160 two-way vehicle movements per hour in Old Hatch Manor.

The TA provided results of parking surveys that showed parking levels in close proximity to the school were already approximately 50% of capacity at 7 am before school started as a result of

resident and commuter cars.

The existing school arrangements produce parking stress generated by drop-off and pick up activities in the morning and afternoon respectively which is the case in most primary schools in the Borough.

It is proposed to expand the school from 250 pupils to 460 pupils and staffing will increase from 20 FTE (currently 27 staff) to 40 FTE. This 84% increase in the number of pupils will result in additional traffic along with additional parking demand.

The proposals for the site involve the re-configuration of the existing staff car park to increase the number of staff car parking spaces by 8. This will help to reduce the impact of the proposals on the surrounding streets.

The parking surveys undertaken showed that within 200m of the existing school entrance that the average parking capacity was 58%. Close to the school entrance the available parking spaces were full during peak pick up and drop off times. The parking surveys showed that prior to the start of school the parking stress was approximately 46% whereas at peak times it was 55%.

With the new school in place the level of traffic in Old Hatch Manor would approximately double from 160 vph to 320 vph which would be significant but not such that capacity was being met.

A new School Travel Plan is proposed in support of the latest application and measures should be considered that help to reduce car travel for a school that already has a small catchment. These measures should also include initiatives that ensure that any on-street parking does not create safety issues and does not penalise local residents in terms of their access and egress.

It is recommended that a Construction Management Plan is also conditioned.

In light of the above comments, notwithstanding the proposed significant growth in numbers of pupils and staff and localised congestion at peak times, there is adequate on-street car parking capacity within the wider locality.

Therefore, no significant concerns over the proposals are raised providing a School Travel Plan with appropriate trip reduction measures as well as the involvement of local residents is progressed.

ENVIRONMENTAL PROTECTION UNIT

The noise report prepared by Paceconsult dated 30 September 2016 ref: PC-16-0229-RP.1.1 has been reviewed.

The report addresses the indoor ambient noise levels as per BB93 for the new building but has not addressed the noise impact on sensitive receptors from the new football and athletics pitch, the new MUGA facilities which will be operational all season.

The report also recommends in table 4, page 14 the rating level for new mechanical plants. The rating levels recommended are the same as the the current background noise. Our recommendation is that the rated level should be at least 5dB below the background noise. Accordingly, a condition to require this should be imposed, should approval be granted, in addition to the standard informative regarding the control of environmental nuisance from construction work.

EDUCATION

The Council subscribes to the GLA School Rolls Projection Service. Its forecasting model is robust, having been developed over many years. The number of pupils in the borough has grown due to rising birth rates and changes to migration patterns. A successful programme of primary school expansions and new schools has already taken place across the Borough. This will meet the majority of forecast need.

However, a few localised place pressures remain and this includes some areas in the north of the Borough. In these areas, it can be difficult to place pupils within a reasonable distance of their homes due to the travelling distance to the nearest available place and further places are needed to manage demand.

Warrender Primary is centrally located in the north of the Borough and is therefore well-located for expansion, as the additional places will be accessible (i.e. within the 'statutory' two mile walking route) to a wide area. Being an over-subscribed school, the additional places will also reduce pressure on other popular local schools. Therefore, in addition to increasing overall capacity, the expansion of Warrender Primary will also result in a geographical distribution of available places that better matches demand.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is an established educational facility which falls within the developed area as designated in the Hillingdon Local Plan. It does not fall in or adjacent to the Green Belt and does not comprise land designated as public open space. It has no other specific designations. Accordingly, the key issues pertaining to the principle of development relate to education and impact on the playing fields.

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

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

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

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

Furthermore, on 15/08/11 the DCLG published a policy statement on planning for schools development, which is designed to facilitate the delivery and expansion of state-funded schools. It states:

"The Government is firmly committed to ensuring there is sufficient provision to meet growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards. State-funded schools - which include Academies and free schools, as well as local authority maintained schools (community, foundation and voluntary aided and controlled schools) - educate the vast majority of children in England. The Government wants to enable new schools to open,

good schools to expand and all schools to adapt and improve their facilities. This will allow for more provision and greater diversity in the state-funded school sector to meet both demographic needs and the drive for increased choice and higher standards."

It goes on to say that:

"It is the Government's view that the creation and development of state-funded schools is strongly in the national interest and that planning decision-makers can and should support that objective, in a manner consistent with their statutory obligations. We expect all parties to work together pro actively from an early stage to help plan for state-school development and to shape strong planning applications. This collaborative working would help to ensure that the answer to proposals for the development of state-funded schools should be, wherever possible, "yes."

The statement clearly emphasises that there should be a presumption in favour of the development of schools and that "Local Planning Authorities should make full use of their planning powers to support state-funded schools applications."

Paragraph 72 of the NPPF reiterates the objectives set out in the DCLG Policy Statement on Planning for Schools Development. It clearly confirms that the Government attaches great importance to ensuring that a sufficient choice of school places are available to meet existing and future demand.

The Council's Education Team have provided a strong justification in terms of the future demand for the development. It is also noted that the NPPF and ministerial statement are strongly supportive of all educational provision and it is not therefore considered that it is necessary to establish a need for educational development under the current policy context. To the contrary the context is quite clear that all enhancements to educational provision are supported.

The proposal is considered to fully comply with this strong local, regional and national policy support for new, enhanced and expanded educational facilities. However, notwithstanding this, it should be noted that the proposed development would result in a loss of playing field.

Policies R4 and R5 of the Local Plan: Part 2 seek to resist the loss of playing field "unless adequate, accessible, alternative facilities are available."

Part B of London Plan policy 3.19 states:

"Development proposals that increase or enhance the provision of sports and recreation facilities will be supported. Proposals that result in a net loss of sports and recreation facilities, including playing fields should be resisted."

Sport England's Playing Field Policy - A Sporting Future for the Playing Fields of England, confirms that Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or part of a playing field, unless one of five exceptions applies. Exception E5, quoted below, is considered to be most relevant to this application:

"E5 The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport so as to outweigh the detriment caused by the loss of the playing field or playing fields."

Paragraph 74 of the NPPF reiterates the objectives set out in Sport England's Policy Statement. It confirms that sports and recreational buildings and land, including playing fields, should not be built on unless (amongst other criteria)

- i) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- ii) the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

The applicant's Planning Statement seeks to justify the development against the relevant policy criteria by demonstrating that there would in fact be no overall loss in quantity and a marked improvement in quality of sports facilities to be provided at the site.

With regard to existing sports provision, this is currently very limited at the site. The internal layout of the building and small size of the existing school hall is such that it does not lend itself to formal sports provision. Furthermore, the shape of the playgrounds and their close proximity to buildings restricts their use for formal sport. The Design and Access Statement (DAS) confirms that the existing playing field typically accommodates two five-a-side pitches and a running track. Aerial photos suggest it alternatively accommodates rounders pitches during summer months. The DAS goes on to confirm that due to the relatively narrow shape of the playing field, the maximum sports provision it would be capable of providing, taking into account Sport England recommended pitch sizes, would be a single U9/U10 pitch and a single five-a-side pitch, although insufficient space would be available for recommended run-off areas. The applicant has advised that the existing playing field suffers from poor drainage, which renders it unusable for much of the year. This was confirmed by the school during officers' site visit and has also been confirmed by residents in their comments on this scheme.

By comparison, the proposed scheme would provide a playing field which could be laid out to accommodate the same size and quantum of pitches in addition to a purpose built MUGA capable of accommodating a range of sports. Drainage improvements would also be carried out to reduce existing issues of waterlogging and flooding which restricts use of the playing field for much of the year. It is considered that the proposed drainage improvements in addition to the provision of a MUGA would, in effect, result in superior sports facilities to the existing, which are more capable of meeting the school's year-round sporting needs and curriculum delivery.

Notwithstanding the above, officers have undertaken a search of appeal decisions concerning new education developments that affect either playing fields or open space to understand how Planning Inspectors have interpreted the above mentioned Ministerial Statement and the 'weighting' that should be given to this as a material planning consideration.

A search of a national appeals database identified 3 appeal cases where loss of open space or playing field was involved.

Where the schemes are of direct relevance is that in each case the decision maker had, in effect, to decide whether a clear education need outweighed other strong material planning considerations. All 3 appeals (namely the appeal by Chapel Street Community Schools Trust for a free school on open space in Oxfordshire, a new free secondary school by 'Great Schools for all Children' in Warrington on public open space involving the loss of a sports pitch and Poulton Church of England Primary and Nursery School's planning application in Poulton-Le-Flyde Lancashire which proposed modular buildings on

urban open space) were allowed and significant weight was given by the appeal inspector to the education need in every case.

In the Warrington case (which is a 2014 case and therefore was based on the NPFF, Ministerial statement and most up to date national Planning Policies) the Council in refusing the planning application stated:

"The playing fields offer significant benefits to the local community due to the sports pitches available and their accessibility and close proximity to residents, community groups and schools."

Sport England did not object subject to,

"Conditions regarding the submission, agreement and implementation of a sports development plan and community use agreement, the details and specifications of the sports hall, changing rooms and artificial grass pitch and a scheme for the improvement of the remaining playing fields are required to ensure that there is sufficient benefit to the development of sport, suitable arrangements for community access and that the loss of the existing playing fields on the site is effectively mitigated."

It should be noted that Sport England therefore appear to have been satisfied that conditions could be used to address potential policy conflicts.

The Inspector in allowing the appeal stated;

"There are differing views as to the potential effects on existing schools and the justification for the proposed school in terms of the need to raise educational standards. What is clear however is that the proposal will create an additional school, increasing the number of school places available and creating greater choice and diversity for secondary education in the area. In the context of the Framework and the Ministerial Policy Statement, this constitutes a significant benefit that carries substantial weight."

It should be noted that the appeal was then called in by the Secretary of State who then confirmed that he agreed with the Inspector's original decision letter.

In the Poulton Church of England Primary and Nursery School case the Planning Inspector cites the text in the Ministerial statement which says that the development of state-funded schools is in the 'national interest' and that planning decision makers should support that objective, in a manner consistent with their statutory obligations. The Planning Inspector then openly criticises the Local Planning Authority in his decision letter for not giving sufficient consideration to the Ministerial Statement.

What these recent appeal cases show is that decision makers are expected to place substantial weighting on the Ministerial Statement and that it is a very important material planning consideration. As such officers consider that the educational need argument outlined by the applicant and the Council's Education Team with respect to Warrender Primary School should be given substantial weighting as a material planning consideration.

In this instance Sport England are a statutory consultee. However, despite acknowledging receipt of the Council's consultation on 30th November and subsequent follow-up emails from officers chasing for a response, no comments have been received at the time of

writing this report.

Whilst every application must be assessed on its own merits, Sport England's approach to past applications is of relevance. Officers are aware of several primary school sites within Hillingdon where Sport England have raised no objection to the provision of MUGAs on playing fields. Also of note is Sport England's more recent objection to loss of playing field at nearby Northwood School (application ref: 12850/APP/2014/4492), which was neither upheld by the GLA or the Secretary of State. It is difficult to argue that those decisions don't set at least some form of precedent.

The applicant has put forward a strong, well reasoned justification for the proposal and demonstrated that there would be no loss in overall sports provision in terms of quantity or quality. Taking everything into consideration, including current planning policy wording at local, regional and national level, even if Sport England were to object, it is very difficult to see how this could be upheld in this instance.

Conclusion:

The proposal is considered to fully comply with current planning policy which seeks to support the improvement, enhancement and expansion of existing school sites. Furthermore, the proposal is also considered to comply with current policy which allows the loss of existing playing fields, providing the loss resulting from the proposed development would be off-set by alternative facilities. Even if it could be argued that a loss in quantity of sports provision would occur, it is considered that this would be so negligible that it would not amount to such exceptional circumstances that it would outweigh the educational need for the development.

On the basis of the above, the proposal is considered to comply with current local, London Plan and national policies relating to educational provision and sports facilities and no objections are raised to the principle of the development, subject to the proposals meeting site specific criteria.

7.02 Density of the proposed development

The application relates to new educational development. Residential density is therefore not relevant to the consideration of this application.

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

There are no Conservation Areas, Listed Buildings or Areas of Special Local Character within the vicinity. Although the application site does not fall within an Archaeological Priority Area, nearby Eastcote Road to the north west of the site does. An Archaeological Desk-Based Assessment has been submitted in support of the application and the Greater London Archaeological Advisory Service have been consulted. No objection or requirement for conditions has been raised.

7.04 Airport safeguarding

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

7.05 Impact on the green belt

Not applicable. There is no green belt land within the vicinity of the application site.

7.07 Impact on the character & appearance of the area

Policies BE13 and BE19 seek to ensure that new development complements or improves the character and amenity of the area. The scale, bulk and siting of buildings are key determinants in ensuring that the amenity and character of an area is not compromised by

new development.

The school's location, bounded by residential properties on all sides, combined with its topography is such that public views into the site are very limited. The proposed new two-storey building and the MUGA would be heavily screened from public view by surrounding development and tree planting. Accordingly, it is not considered that the development would have any significant detrimental impact on the Old Hatch Manor and Eastcote Road streetscenes or the wider surrounding area.

At two-storeys in height the new building would be more visible than the existing buildings on site from neighbouring residential properties. However, given existing on and off-site planting, in addition to proposed new tree planting to infill gaps around the site boundaries, it is not considered that it would appear as a visually prominent or discordant feature which would be of such harm to the visual amenities of the school site or immediately surrounding area that refusal could be justified.

7.08 Impact on neighbours

Local Plan: Part 2 policies BE19, BE20, BE21 and BE24, in addition to the Council's Supplementary Planning Document on Residential Layouts, seek to safeguard residential amenity.

The Council's Supplementary Planning Document (SPD) on Residential Layouts states that in order to protect the daylight and sunlight available to adjoining properties, and to protect against potential over domination, a minimum distance of 15m should be maintained between adjoining two or more storey buildings. Furthermore, a minimum distance of 21m should be retained between facing habitable room windows in order to ensure there is no unacceptable overlooking.

The nearest residential properties to the proposed new building would be located in The Ridgeway. A distance in excess of 40m would be retained between the rear elevations of those properties and the nearest part of the proposed new building. Notably a distance in excess of 27m would also be retained between the proposed fencing to the Multi-Use Games Area and the nearest residents in Eastcote Road. Given these distances, which exceed minimum Council guidelines, in addition to existing and proposed boundary planting, it is not considered that the development would have any significant detrimental impact on residential amenity in terms of overlooking, overshadowing or overdominance.

7.09 Living conditions for future occupiers

This consideration relates to the quality of residential accommodation and is not applicable to this type of development. However, it is considered that the proposed development, which has been designed to accord with Department for Education standards, would provide an appropriate environment for the future staff and pupils.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Local Plan: Part 2 policies AM2 and AM7 seek to safeguard highway and pedestrian safety and ensure that developments do not have an adverse impact on the surrounding highway network. Policies AM14 and AM15 seek to ensure appropriate levels of car parking are provided.

A Transport Assessment, accompanied by a Travel Plan, has been submitted in support of the application.

The proposals seek to expand the school from 1FE to 2FE. Total pupil numbers would increase from 250 to 460 (including nursery) and staff numbers would increase from 20

(full time equivalent (FTE)) to 40 FTE, representing increases of 210 and 20 respectively.

Currently staff parking only is provided on site. Visitors and parents are required to use on-street parking available along local roads. The proposals seek to increase the number of on-site car parking spaces from 12 to 20. Furthermore, cycle storage facilities for 40 bicycles will be provided.

No reference is made to the provision of electric vehicle charging points in the submission. In accordance with London Plan requirements 20% (10% active and 10% passive) of spaces should be served by electric vehicle charging points. This would be required by way of condition.

Based on current trip generation data, the Transport Assessment suggests that traffic levels will increase on the surrounding roads by as many as 150 two way trips in the morning arrival and evening departure hours. However, it concludes that whilst this will create an increased demand for short-term parking in the surrounding roads, providing appropriate mitigation measures are put in place through the adoption of a robust school Travel Plan, there is capacity to cope with this within a short distance of the school.

Residents' concerns that the Transport Assessment is insufficiently robust are noted and it is acknowledged that commuter parking associated with nearby Ruislip Manor station contributes to parking demand within the locality. It is also acknowledged that the surveys undertaken were carried out on a warm summer day where a higher number of people are likely to walk. Nevertheless, the school has a relatively small catchment area and a large proportion of its pupils live within walking distance. Accordingly a large proportion of pupils do already regularly walk to school. Given the relatively small catchment, through robust Travel Plan measures there is opportunity to significantly increase existing numbers travelling by sustainable modes of transport. The Council's Highway Engineer has confirmed that residents' comments have been taken into consideration in assessing the scheme but that the Transport Assessment is satisfactory in this instance.

Residents comments regarding inconsiderate driver behaviour and peak time parking stress are also noted. It is also acknowledged that the Cabinet Member for Planning, Transportation and Recycling heard residents' views on this matter at the Petition Hearing of 9th November 2016, where it was agreed that their request for a parking scheme in Old Hatch Manor would be taken forward for further investigation and more detailed consultation when resources permit. That is a matter for the Council's Highway Authority to investigate and not a matter for consideration as part of this application. The introduction of a parking management scheme can have far reaching repercussions which would need to be carefully considered and fall outside the remit of this application. Furthermore, whilst the school undoubtedly contributes towards parking demand at peak times, it would not create such a significant increase in traffic or parking demand and nor is it the sole contributor to the problem such that it would be reasonable to require a parking management scheme through this application.

Congestion associated with schools only typically occurs for relatively short periods of time during peak drop-off and pick-up times for the school and traffic disperses relatively quickly. Accordingly, it is not considered that the scheme would result in such a significant impact on the surrounding highway network that refusal could be justified. Whilst it is acknowledged that congestion along Old Hatch Manor increases at peak pick-up and drop-off times, notably there is ample capacity within the surrounding area, a short walk away from the school. Indeed, during sites visits to both Warrender Primary School and

nearby Bishop Ramsey School over the past year officers noted that on each occasion nearby on-street parking was available.

The site constraints are such that the ability to provide a significant increase in on-site parking and an on site drop-off/pick-up area for pupils is simply not viable in this instance. However, the Travel Plan will assist in spreading the peak demand period and encouraging use of more sustainable modes of transport.

In terms of staff travel this is unlikely to occur during peak times as the majority of staff arrive before and depart after peak pupil start/finish times. Accordingly, it is not considered that the additional trips generated by staff would lead to a significant demand for additional parking or have any significant impact on the highway network.

It is not considered that the proposed development would have such a detrimental impact on the local highway network that refusal could be justified, providing a robust school travel plan is provided to encourage the use of more sustainable modes of transport to/from school. This would be required by way of condition should approval be granted. Notably, the Council's Highway Engineer has raised no objections to the proposed development. Whilst residents' strong concerns are noted, the traffic impacts are not considered to outweigh the educational need for the development in this instance.

7.11 Urban design, access and security

- Urban Design

This issue has been largely addressed in part 7.07 of the report.

Although the existing school buildings are all single-storey, the surrounding area is predominantly characterised by two-storey properties and, as such, no objections are raised to the height of the building in this location. The building's rectangular layout allows for efficient use of indoor space, which in-turn allows the footprint to be minimised and its location on the site and the presence of boundary planting helps to reduce its visual impact.

The ground floor would be finished in brick, with the first floor finished in render. The fenestration and coloured infill panels would punctuate the facades and add some visual interest and colour. Such designs and materials are typical of many modern school buildings across the borough and considered to be acceptable in this location.

Taking into consideration the site constraints and the character and appearance of the surrounding area, the size, scale, height and design of the proposed development is considered to be visually acceptable in this instance.

- Security

The submitted Design and Access Statement confirms that security has been carefully considered by the applicant to ensure that a secure and welcoming environment is provided for pupils, whilst limiting opportunities for trespassing and vandalism.

It demonstrates that daytime and out of hours security has been carefully considered and that a series of measures would be employed to ensure a safe and secure environment is retained. It confirms that access controlled entry would be provided and that the design has sought to avoid isolated alcoves around the building perimeter or areas where passive supervision would be limited. It confirms that the new building would adhere to the principles of Secure by Design and that the following measures would be incorporated:

- The existing boundary fence will be retained. Where damaged or ineffective due to

adjacent property/trees, this will be reviewed and amendments made accordingly to reinstate it;

- Lockable gates will be provided where appropriate;
- CCTV to cover pedestrian and vehicular access points. Further CCTV will be provided in the ground floor common areas linked to the main alarm system;
- Appropriate zoning for site / building lock down for out of 24 hours community use;
- Windows and doors are to be designed in accordance with SBD principles;
- New intruder alarm system to be provided and will be linked to the existing school alarm system.

The Metropolitan Police Designing Out Crime Officer has raised no objections subject to a condition requiring the development to meet Secure by Design criteria.

7.12 Disabled access

The submitted Design and Access Statement confirms that the proposed development will achieve reasonable levels of accessibility with level access provided throughout, appropriate corridor and door widths, disability standard parking bays and provision of lifts. Ramped access would also be provided to the proposed MUGA.

It confirms that the development will comply with relevant educational design standards (BB99), Part M of the Building Regulations, BS5839 and BS8300.

Following initial comments from the Council's Access Officer amended plans have been received which show that a hygiene room will be provided within the new building. Accordingly, subject to a condition to ensure an appropriate emergency evacuation strategy is put in place for disabled persons, the Council's Access Officer has raised no objections.

7.13 Provision of affordable & special needs housing

Not applicable to this type of development.

7.14 Trees, landscaping and Ecology

The NPPF states that development proposals should seek to respect and retain, where possible, existing landforms and natural features of development sites, including trees of amenity value, hedges and other landscape features. It states that development should make suitable provision for high quality hard and soft landscape treatments around buildings. Landscape proposals will need to ensure that new development is integrated and positively contributes to or enhances the streetscene. In addition, proposals should seek to create, conserve or enhance biodiversity and improve access to nature by sustaining and, where possible, improving the quality and extent of natural habitat enhancing biodiversity in green spaces and among developments. Local Plan: Part 2 policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

Planting across the site predominantly consists of boundary structure planting composed of established trees which contribute to the character and appearance of the area and provide a high level landscape buffer between the school and its neighbours.

Several trees would be removed to facilitate the development, including the inner row of Grade 'B' trees along the north east boundary, one Grade 'B' tree to the south of the existing car park and a number of Grade 'C' trees.

Following comments from the Council's Trees/Landscape Officer amended plans have been received which show replacement tree planting (approximately 38 trees) would be

provided to fill gaps around the site boundaries and to provide screening along the boundaries with the playing field and MUGA. Comments regarding species have also been taken on board.

In terms of ecological impacts, an Ecological Appraisal and a Bat Building and Tree Inspection Report has been submitted in support of the application. These confirm that there are no protected species present on site. The Council's Sustainability Officer has confirmed that no objections are raised. However, given the tree loss which would occur a range of ecological enhancements should be implemented to ensure that biodiversity features and enhancement of opportunities for wildlife are provided. A condition to this effect would therefore be attached should approval be granted.

7.15 Sustainable waste management

The plans indicate that refuse storage facilities would be provided within an accessible location. The proposed facilities are considered to be acceptable in the location shown and full details would be required by way of condition should planning permission be granted. Notably, neither the Council's Waste Manager or Highway Engineer have raised any objections to the proposals. However, it should be noted that the school ultimately has discretion over which waste management methods are used on site.

7.16 Renewable energy / Sustainability

Policy 5.2 of the London Plan requires development proposals to make the fullest contribution possible to reducing carbon emissions. Major development schemes must be accompanied by an energy assessment to demonstrate how a 35% target reduction in carbon dioxide emissions will be achieved from 2013 Building Regulations, where feasible.

In accordance with this policy the applicant has submitted an Energy Statement to demonstrate how the London Plan objectives will be met. In addition to energy efficient building measures such as ensuring the building will be well insulated, use of high efficiency boilers, energy efficient lighting, natural ventilation, etc, photovoltaic panels would be provided to provide a portion of the site's energy needs through the use of a renewable energy.

These measures would achieve a 36% reduction in carbon dioxide emissions above Part L of the Building Regulations in compliance with London Plan requirements. The Council's Sustainability Officer has notably raised no objections to the details submitted, subject to a condition requiring further details of the photovoltaic panels.

7.17 Flooding or Drainage Issues

London Plan policy 5.13 states that development proposals should use sustainable urban drainage systems (SuDs) unless there are good reasons for not doing so and that developments should aim to achieve green-field run-off rates. Policy 5.15 goes on to confirm that developments should also minimise the use of mains water by incorporating water saving measures and equipment.

The site does not fall within a flood zone or critical drainage area. However, officers are aware that the playing fields suffer from poor drainage and that properties in Eastcote Road have experienced flooding in recent years. This has been confirmed verbally by the school and is reflected in residents' comments on this application. Accordingly, a robust drainage strategy is required.

In accordance with London Plan policy a Flood Risk Assessment & Drainage Strategy has been provided. This makes a number of recommendations regarding potential sustainable

drainage measures would could be be incorporated including the provision of permeable paving, below ground cellular storage and rainwater harvesting.

Following initial concerns raised by the Council's Flood and Water Management Officer additional information has been provided to demonstrate that a suitable and feasible drainage strategy could be provided on site. These fail to fully address the Flood and Water Management Officers concerns and, accordingly, relevant conditions will be required.

7.18 Noise or Air Quality Issues

Air quality

It is not considered that the proposed development would lead to such an increase in traffic over and above its existing consented use that it would have a significant impact on local air quality. Notably, officers in the Council's Environmental Protection Unit have raised no objections on these grounds.

Noise

This is an existing and established school with no current restrictions over use of its indoor or outdoor facilities. The MUGA, in particular, would increase the intensity of use of the north east side of the existing playing field. However, no floodlighting is proposed and, as such, use of MUGA (and other outdoor space) would be restricted to reasonable daylight hours only. Notably, whilst officers in the Council's Environmental Protection Unit have noted the intensification of use, no objections have been raised in this regard. Furthermore, subject to a condition to control noise from plant and machinery, it is not considered that the proposed building would given rise to any significant unacceptable increase in noise levels.

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

7.19 Comments on Public Consultations

Points (i) to (xii) raised by residents relate to traffic and parking issues. These have been addressed in the body of the report.

Point (xiii) questions why ecology surveys were carried out prior to traffic surveys. The Local Planning Authority has no control over when applicants/developers choose to commission surveys. However, an array of initial surveys would need to be carried out at early feasibility stage to ensure development is viable. It is likely the ecology surveys were carried out as part of that process.

Points (xiv) to (xviii) raise concerns regarding drainage and flooding. These matters are addressed in the body of the report.

Point (xvii) suggests the plans are inaccurate as they fail to show residential extensions to properties in Eastcote Road. The CGIs provided are indicative only.

Points (xix) and (xxvi) respectively raise concerns regarding overlooking and overshadowing. These matters are addressed in the report.

Points (xx), (xxi) and (xxiii) raise concerns regarding trees and landscaping. These are addressed in the report. A landscaping condition would be attached should approval be granted to ensure appropriate planting is provided.

Point (xxii) suggests the existing hall is too small and a new one should be provided. The adequacy of the existing and proposed facilities for the school's needs would be covered by Education rather than Planning legislation. It is however understood that the proposals have been developed in consultation with the school and, notably, no objections have been received from the Council's Education Team or the school in this regard.

Point (xxiv) raises concern over floodlighting. No floodlighting is proposed as part of this application.

Point (xxvii) raises concerns over noise. This is addressed in the report.

7.20 Planning obligations

Policy R17 of the Local Plan states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open spaces, facilities to support arts, culture and entertainment facilities through planning obligations in conjunction with other development proposals.'

In this instance no off-site mitigation works are proposed. A requirement for Construction Training and also for a Travel Plan can be secured by way of planning condition.

Notably, as the development is for educational use it would not necessitate a contribution towards the Mayoral or Hillingdon Community Infrastructure Levy.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

The proposed development is considered to fully comply with local, regional and national planning policies relating to the provision of new and/or enhanced educational facilities. Furthermore, the development would provide alternative sports provision through the creation of a MUGA and indoor hall, and other enhancements including drainage improvements to the playing field, which are considered sufficient to outweigh the loss playing field. It is also considered that, on balance, the educational need for the development outweighs any impact the development might have on sports provision.

It is not considered that the proposed development would result in an unacceptable impact on the visual amenities of the school site or on the surrounding area. The proposal would not have any significant detrimental impact on the amenities of the occupiers of neighbouring residential properties and it is not considered that the development would lead to such a significant increase in traffic and parking demand that refusal could be justified on highway grounds.

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

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
London Plan (2015)
National Planning Policy Framework
Hillingdon Supplementary Planning Document: Accessible Hillingdon
Hillingdon Supplementary Planning Document: Residential Layouts
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Noise
Hillingdon Supplementary Planning Document - Air Quality
Hillingdon Supplementary Planning Document - Planning Obligations

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