



AUGUST 2026

Uxbridge College, Park Road, Uxbridge, UB8 1NQ

Planning Statement

Iceni Projects Limited on behalf of
Harrow, Richmond and Uxbridge
Colleges (HRUC)

August 2026

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ON BEHALF OF HARROW,
RICHMOND AND UXBRIDGE
COLLEGES (HRUC)

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**Uxbridge College, Park Road, Uxbridge,
UB8 1NQ
PLANNING STATEMENT**

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1. INTRODUCTION

Background

- 1.1 This Planning Statement has been prepared by Icen Projects Ltd on behalf of Harrow, Richmond and Uxbridge Colleges ('HRUC') ('the Applicant') in support of a full planning application for the demolition of an existing single-storey building and its replacement with a temporary three-storey portakabin building for a period of 5 years at Uxbridge College, Park Road, Uxbridge ('the Site').
- 1.2 The Applicant, HRUC, was formerly known as Uxbridge College and now operates under a combined institutional identity. The application, which has already been submitted and registered under LPA Ref: 1127/APP/2026/1323, relates specifically to the Uxbridge Campus, which forms a key part of the wider college's educational provision within the London Borough of Hillingdon ('the Council'). For avoidance of doubt, the address of the Site within this Planning Statement corresponds with the address under which this application has been registered by the Council, for consistency.
- 1.3 The Site is located within the Uxbridge Ward of the London Borough of Hillingdon, who are the determining local planning authority (LPA) under the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).
- 1.4 The Applicant is undertaking a programme of improvement works to the Site and is seeking temporary planning permission for the erection of a modular building comprising 1,287sqm of Class F1 floorspace, to provide a modern, high-quality Construction Teaching Centre. The building would provide a training space for approximately 90 additional students across the College's Plumbing and Electrical Installation programmes.
- 1.5 The proposed development would respond to a clearly identified and growing demand for construction-related education and training for young people in the Borough and wider West London region, whilst also helping to meet the Applicant's future demands whilst providing a number of planning benefits set out in the subsequent sections.
- 1.6 The development proposals are hereafter referred to in this Planning Statement as the 'Proposed Development'. A full description of the proposed development is set out in Section 3 of this Statement.

The Applicant and Land Ownership

- 1.7 The Applicant is the owner of the Site – the Harrow, Richmond and Uxbridge Colleges (HRUC).

Pre-Application Planning Advice

- 1.8 On account of the fact that the works do not constitute a significant level of development within the context of the Site and would not impact upon the enjoyment of neighbouring residential amenity, no pre-application discussions were undertaken as part of this application.

Public Consultation

- 1.9 Due to the limited scope of this planning application, its temporary nature and the minimal impacts of the proposed development, public consultation has not been undertaken.
- 1.10 The following documents and drawings (Tables 1.1 and 1.2) were agreed with the Council's Validation Team via email following submission and have been prepared by the consultant team in support of this planning application.

Table 1.1 Planning Application Documents

Planning Documents	Consultant
Application Form and Certificates	Iceni Projects Limited
Planning Application Fee	The Applicant
Planning Statement	Iceni Projects Limited
Technical Documents	Consultant
Design and Access Statement (incl. Accessibility Statement)	Portakabin
Photos of Vinyl Wrapping and elevational drawings with vinyl wrapping	Portakabin
Arboricultural Impact Assessment (including Arboricultural Method Statement and Tree Protection Plan)	Arbtech
Biodiversity Net Gain Plan and Metric Calculation	Arbtech
Preliminary Ecological Appraisal and Roost Assessment	Arbtech
Air Quality Appraisal (incl. Air Quality Neutral Assessment)	Cass Allen
Noise Impact Assessment	Cass Allen
Energy Statement	Iceni Projects
Flood Risk Assessment and Drainage Statement	Iceni Projects
Landscaping Plan (including planting details)	Iceni Projects
Townscape and Visual Impact Assessment	Iceni Projects
Transport Statement	Iceni Projects
Water Efficiency Statement	Iceni Projects
Details of Materials / Surfacing	Portakabin
Fire Safety Statement	Portakabin
Reinstatement Plan	Portakabin

Table 1.2 Planning Application Drawings/ Plans

Existing Plans	Reference Number	Scale
Existing Location and Block Plan	UBC6789998212ENM	1:200 & 1:1250
Existing Plan and Elevation	HD/36364 Rev A	1:100
Existing Roof Plan	HD/36363	1:100
Proposed Plans	Reference Number	Scale
Proposed Location and Block Plan	UBC6789998212PNM Rev E	1:200 & 1:1250
Proposed Floor Plans and Elevations	HD/14722/02 Rev G	1:100
Proposed Roof Plan	HD/14722/02 Rev H	1:100

Structure of this Planning Statement

- 1.11 The purpose of this Planning Statement is to provide an overall summary of the existing site and surroundings; the relevant planning history for the Site and to provide justification for these proposals in context of the local surroundings and relevant planning policies of Hillingdon Council, the London Plan and central government in the form of the National Planning Policy Framework ('NPPF') and the National Planning Practice Guidance ('NPPG'). This Planning Statement is structured as follows:

Section 2 - The Site and Surrounding Context

Section 3 - Proposed Development

Section 4 - Planning Policy

Section 5 - Planning Analysis

Section 6 – Sustainable Development and Scheme Benefits.

Section 7 – Planning Balance and Conclusions

2. THE SITE AND SURROUNDING CONTEXT

Site Location

- 2.1 The application Site is located at Uxbridge College and primarily comprises a single-storey modular building, within the wider Uxbridge College campus comprising approximately 311 sqm of educational floorspace (Class F1). There are two electrical substations directly to the west of the Site along with a pond. The Site is bound by the main college building to the east and north, with an area of woodland to the southwest, separating the Site from sheltered housing accommodation at Darrell Charles Court. The wider campus is located northeast of Uxbridge Town centre, north of the Uxbridge Station tube line and south of Hillingdon Sports & Leisure Complex.
- 2.2 The wider site comprises a number of operational and interlinked educational buildings associated with the college campus, alongside areas of vegetation, car parking and hardstanding. The Site is accessed from Park Road to the east, which provides vehicular access to Uxbridge Town Centre to the south and the A40 to the north.
- 2.3 The Site is not allocated for development in the Hillingdon Local Plan, but it is understood that it sits in part within a Nature Reserve and Nature Conservation Sites of Metropolitan or Borough Grade I Importance and the Uxbridge College Pond to the west of the Site, is part of a Borough Grade I Uxbridge Ponds site.
- 2.4 The wider area is mixed in nature, with large areas of residential to the south and west, a major sports and recreational facility to the north (Hillingdon Sports & Leisure Complex), which includes a Lido, indoor sports facilities and outdoor playing pitches. Uxbridge Town Centre, designated as a Metropolitan Centre in the London Plan, is approximately 500m to the southwest.

Other Considerations

Flood Risk

- 2.5 The Site is situated within Flood Zone 1, meaning it has the lowest risk of flooding.

Heritage and Conservation

- 2.6 The Site is not located within a Conservation Area or the Green Belt and there are no Statutory Listed Buildings on the within or in the curtilage of the development site.

Trees and Ecology

- 2.7 There are no trees subject to a Tree Preservation Orders (TPO) on the Site, though an area of protected trees lies to the west, near to Darrell Charles Court.

Planning History

- 2.8 A planning history search on the Council's register highlighted that the wider site has been subject to several planning applications in the past, with the most relevant set out below.
- 2.9 The majority of applications listed below pertain to the wider college campus. Those which relate specifically to the subject Site have been highlighted:

Reference	Proposals	Status	Date
1127/APP/2026/1094	Works to entrance way including replacement of external terracotta tile cladding with wraparound glazing and replacement of entrance doors, along with other minor works to the exterior of the building.	Awaiting Determination	N/A
1127/APP/2018/4375	Erection of a 3-storey building within the existing car park to create a new Institute of Technology along with the erection of a single storey link block, the erection of a single-storey car parking deck, the reconfiguration of existing car parking spaces and associated landscaping (new parking layout proposed AMENDED 2019)	Approved	14/12/2018
13572/APP/2014/1457	Part demolition of the existing entrance building and adjacent wing. Construction of a replacement 2 storey entrance block in the same location, 1st floor extension, and courtyard infill. Removal of non-accessible parking bays adjacent to the entrance and re-landscaping to form pedestrian arrival area	Approved	28/04/2014
1127/APP/2012/2867	Revisions to the phasing programme for Phase C (South Block), to allow sub phasing as phases C1, C2 and C3, together with minor revisions to elevations and fenestration to facilitate the phasing. (Application for a Non-Material Amendment to planning permission ref: 1127/APP/2009/443 dated 14/5/2010; upgrade of college buildings).	Approved	17/12/2012
1127/APP/2009/443	Part refurbishment and part demolition of existing College buildings to provide a total of 25,062m ² Gross Internal Area (GIA) Class D1 (education) accommodation (of which 10,327m ² (GIA) comprises new build floorspace), associated sports facilities, ancillary accommodation, access, car parking, servicing and associated landscaping	Approved	14/05/2010

3. THE PROPOSED DEVELOPMENT

The Proposed Development

- 3.1 This section outlines the proposed scheme for which we are requesting planning permission:

“Demolition of an existing single-storey building and its replacement with a temporary three-storey portakabin building for a period of 5 years”.

- 3.2 The proposals involve the demolition of the existing single-storey modular building on Site and the erection of a three-storey modular building, with a proposed internal floorspace of 1,287sqm occupying a broadly similar footprint. Due to time constraints and the need to progress the scheme, the existing building has been removed since the submission of this application.
- 3.3 The proposed building would extend to a maximum height of 10.5m, width of 9.8m, and length of 50.9m. The building would be laid out internally to provide five traditional classrooms, four workshop teaching spaces, alongside ancillary space including toilets and a staff room. The building would be known as the Construction Training Centre (CTC).
- 3.4 The proposed development would utilise a Portakabin modular construction, allowing for rapid installation and operation of the proposed development. This would assist with reducing construction risk, such as through cost inflation, and would minimise the disruption to the wider campus.
- 3.5 New access to the building by way of a new footpath to the west of the building would be provided, along with soft landscaping and tree planting.
- 3.6 There would be no uplift in vehicular or cycle parking as a result of the proposed development, with appropriate car parking available within the College’s three main car parks and two covered cycle parking areas.

4. PLANNING POLICY

Introduction

- 4.1 This section outlines the principal planning policy considerations which have informed the proposed development and which provide the context for the consideration of the proposed scheme.

The Development Plan

- 4.2 The UK Planning System has a plan-led approach. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that:

“if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

- 4.3 The Development Plan for Hillingdon comprises:

- Hillingdon Local Plan Part 1: Strategic Policies (2012)
- Hillingdon Local Plan Part 2: Development Management Policies (2020)
- The London Plan (2021)

- 4.4 The Council launched a review of the Hillingdon Local Plan in 2024. At present, the Council is running a Scoping Consultation on the New Local Plan, which closed on 21st August 2026. The New Local Plan is expected to undergo examination in late 2027.

- 4.5 The draft Local Plan Review sets out site allocations and draft policies for the Borough. However, as the emerging Local Plan is at its earliest stage of development, it carries little weight in the determination of planning applications. Therefore, the suitability of the proposed development will therefore be guided by the policies within the above adopted policy documents, as outlined below.

Hillingdon Local Plan Part 1: Strategic Policies (2012)

- 4.6 **Policy NPPF1 ‘National Planning Policy Framework - Presumption in Favour of Sustainable Development’** states that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

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- 4.7 **Policy E7 ‘Raising Skills’** set out that the Council will ensure a range of training and employment opportunities are linked with the development of major sites for both construction phases and end use occupiers and will liaise with local colleges and businesses to ensure that workforce development initiatives and training programmes reflect skill requirements in the workplace.
- 4.8 **Policy BE1 ‘Built Environment’** requires new development to improve and maintain the quality of the built environment and to achieve high-quality design.
- 4.9 **Policy EM1 ‘Climate Change Adaptation and Mitigation’** confirms that climate change mitigation and adaptation should be addressed through the development process.
- 4.10 **Policy EM6 ‘Flood Risk Management’** requires development to have regard to flood risk and the use of sustainable drainage measures. The Council will require all development across the borough to use sustainable urban drainage systems (SUDS) unless demonstrated that it is not viable
- 4.11 **Policy EM7 ‘Biodiversity and Geological Conservation’** seeks to preserve and enhance biodiversity and geological conservation interests within the Borough. The policy also seeks the protection and enhancement of all Sites of Importance for Nature Conservation. Sites with Metropolitan and Borough Grade 1 importance will be protected from any adverse impacts and loss.
- 4.12 **Policy EM8 ‘Land, Water, Air and Noise’** seeks to protect land, water and air quality environment, and ensure adequate mitigation and control from noise impacts.
- 4.13 **Policy T1 ‘Accessible Local Destinations’** states that the Council will steer development to the most appropriate locations in order to reduce their impact on the transport network. All development should encourage access by sustainable modes and include good cycling and walking provision.
- 4.14 **Policy CI1 ‘Community Infrastructure Provision’** states that the Council will ensure that community and social infrastructure is provided in Hillingdon to cater for the needs of the existing community and future populations. This includes supporting extensions to existing schools and the development of new schools and youth facilities.

Hillingdon Local Plan Part 2: Development Management Policies (2020)

- 4.15 **Policy DMHD11 ‘Design of New Development’** highlights that all development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design.
- 4.16 **Policy DMHB 14 ‘Trees and Landscaping’** states that all developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit. Development must also provide a landscape scheme that includes hard and soft landscaping appropriate to the

character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.

- 4.17 **Policy DMEI 1 ‘Living Walls and Roofs and on-site Vegetation’** states that all major developments should incorporate living roofs and/or walls into the development. Suitable justification should be provided where living walls and roofs cannot be provided.
- 4.18 **Policy DMEI 2 ‘Reducing Carbon Emissions’** states that all developments are required to make the fullest contribution to minimising carbon dioxide emissions in accordance with London Plan targets. All major developments must be accompanied by an Energy Assessment showing how these reductions will be achieved.
- 4.19 **Policy DMEI 7 ‘Biodiversity Protection and Enhancement’** highlights that the design and layout of new development should retain and enhance any existing features of biodiversity or geological value within the site.
- 4.20 **Policy DMEI 9 ‘Management of Flood Risk’** states that proposals that fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused.
- 4.21 **Policy DMEI 10 ‘Water Management, Efficiency and Quality’** highlights that applications for all new build developments are required to include a drainage assessment demonstrating that appropriate sustainable drainage systems (SuDS) have been incorporated in accordance with the London Plan Hierarchy.
- 4.22 **Policy DMEI 14 ‘Air Quality’** requires development proposals to consider air quality impacts and appropriate mitigation where necessary.
- 4.23 **Policy DMCI 1A ‘Development of New Education Floorspace’** states that proposals for new schools and school expansions will be assessed against the following criteria:
- a) The size of the site, its location and suitability to accommodate a new school or school expansion taking account of compatibility with surrounding uses, and existing planning policy designations (e.g. conservation areas, MOL, Green Belt).
 - b) The impact on green open space, games pitches, outdoor play and amenity space, taking account of the character of the area, whether the site is within an area of open space deficiency and whether the school has sufficient outdoor space for play and games.
 - c) The location and accessibility of the site in relation to:

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- i. the intended catchment area of the school;
 - ii. public transport; and
 - iii. the local highway network and its ability to accommodate new or additional school trips without adverse impact on highway safety and convenient walking and cycling routes to schools.
- d) The extent to which the building design contributes towards the government target that schools and colleges should be zero carbon from 2016.
- 4.24 **Policy DMT 1 ‘Managing Transport Impacts’** sets out that development proposals will be required to meet the transport needs of the development and address its transport impacts in a sustainable manner. Development proposals will be required to undertake a satisfactory Transport Assessment and Travel Plan if they meet or exceed the appropriate thresholds.
- 4.25 **Policy DMT 2 ‘Highways Impacts’** states that development must ensure they do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents, and that safe and convenient access is facilitated for cyclists and pedestrians.
- 4.26 **Policy DMT 5 ‘Pedestrians and Cyclists’** requires development to ensure that safe, direct and inclusive access for pedestrians and cyclists is provided on the site connecting it to the wider network.
- 4.27 **Policy DMT 6 ‘Vehicle Parking’** states that development proposals must comply with the parking standards outlined in the Development Management Policies document in order to facilitate sustainable development and address issues relating to congestion and amenity.

The London Plan (2021)

- 4.28 The London Plan comprises part of Hillingdon’s Development Plan and provides a strategic planning policy framework guiding development within the London city region on matters relating to housing, the economy, the environment, transport, and social infrastructure. It was adopted in March 2021. The policies listed below are relevant to these proposals:
- Policy GG1 Building strong and inclusive communities
 - Policy GG2 Making the best use of land
 - Policy GG3 Creating a healthy city
 - Policy GG6 Increasing efficiency and resilience
 - Policy D1 London’s form, character and capacity for growth
 - Policy D3 Optimising site capacity through the design-led approach
 - Policy D4 Delivering good design

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- Policy D5 Inclusive design
 - Policy D11 Safety, security and resilience to emergency
 - Policy D12 Fire safety
 - Policy D14 Noise
 - Policy S1 Developing London's Social Infrastructure
 - Policy S3 Education and Childcare Facilities
 - Policy E11 Skills and opportunities for all
 - Policy G5 Urban greening
 - Policy G6 Biodiversity and access to nature
 - Policy G7 Trees and woodlands
 - Policy SI 1 Improving air quality
 - Policy SI 2 Minimising greenhouse gas emissions
 - Policy SI 4 Managing heat risk
 - Policy SI 12 Flood risk management
 - Policy SI 13 Sustainable drainage
 - Policy T2 Healthy Streets
 - Policy T4 Assessing and mitigating transport impacts
 - Policy T5 Cycling
 - Policy T6 Car parking
 - Policy T6.5 Non-residential disabled persons parking
 - Policy T7 Deliveries, servicing and construction
 - Policy T9 Funding transport infrastructure through planning

Material Planning Considerations

- 4.29 In addition to the Development Plan, the supporting documents set out below represent material considerations in preparing the development proposals (and subsequent submission of a planning application):

The National Planning Policy Framework 2026

- 4.30 The National Planning Policy Framework (NPPF) was most recently updated on the 17th August 2026 and is the overarching planning policy document in the UK, setting out the Government's planning policies for England and how these are expected to be applied. The revised NPPF sets out its fundamental objective as being that of achieving sustainable development through the planning system.
- 4.31 The new NPPF presents a more radical series of changes to planning policy at a national level, with a view to drive the Government's agenda of delivering 1.5 million homes within this parliament and boost economic growth.

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- 4.32 These changes include the introduction of new National Decision Making Policies which would take precedence over adopted Local Plan policies where the Local Plan policies are outdated or do not align with the newly adopted NPPF.
- 4.33 The most notable measure is set out within Policy S4, which sets out that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

Supplementary Development Plan Documents

- 4.34 The following Supplementary Planning Documents (SPDs) are considered relevant for the proposed development:
- Accessible Hillingdon SPD (2017)
 - Social Infrastructure SPG (2015)

5. PLANNING ANALYSIS

- 5.1 This section of the statement sets out the key planning considerations arising from the proposals, setting out a reasoned justification for the development in the context of the adopted planning policy and the specifics of the Site and its surroundings.

Principle of Development

- 5.2 Policy HC1(2) of the NPPF sets out that Authorities “should attach considerable importance to providing for sufficient education facilities (including post-16 provision)... in a way that aligns with the needs of the local population and any wider requirements for improvements in public service infrastructure identified by the government or public agencies”.
- 5.3 Local Plan Part 1 Policy CI1 sets out that the Council will ensure that community and social infrastructure is provided in Hillingdon to cater for the needs of the existing community and future populations. This includes supporting extensions to existing schools and the development of new schools and youth facilities. Furthermore, Local Plan Part 1 Policy NPPF1 reflects the presumption in favour of sustainable development, whereby development which is shown to be sustainable will be granted permission unless material considerations indicate otherwise.
- 5.4 Local Plan Part 2 Policy DMC1A is supportive of new education floorspace, provided that the size of the site can suitably accommodate the new facility, there would be acceptable impacts upon *inter alia* green open space, games pitches, outdoor play and amenity space and that the facility is located within an accessible location for public transport provision and connection to the local highway network.
- 5.5 Uxbridge College has been an established location for educational use since the 1960s, with numerous previous planning permissions on the wider Site to optimise and increase educational facilities as set out in paragraph 2.11. The proposed development primarily seeks to replace an existing, single-storey modular building in educational use (Class F1) to be replaced by a three-storey modular building, comprising 1,287sqm of educational floorspace. This would represent an uplift of approximately 907sqm in Class F1 floorspace.
- 5.6 When assessed against the provisions of Policy DMC1A, the proposed development would be compatible with surrounding uses, using broadly the same footprint as already developed within the existing college complex. Whereas part of the Site is within an existing planning policy designation for a Nature Reserve and a Nature Conservation Site of Metropolitan or Borough Grade I Importance, the proposed development would be compatible with this designation in replacing an existing building with a new taller building, with replacement tree planting and landscaping. There

would be no impacts upon green open space, games pitches, outdoor play and amenity space. The site is not within an area of open space deficiency and the proposals would not impact the amount of sufficient outdoor space for play and games. The supporting Transport Statement notes the proposals are acceptable when considering part C of Policy DMC1A, and the supporting Energy Statement sets out that the proposals should be considered acceptable when assessed against part D.

- 5.7 For the reasons set out below, it is imperative that the existing college campus can continue to meet the high demand for construction training spaces. The proposal would be located within the existing educational campus, utilising an area of land already occupied by an educational building. A temporary modular, replacing an existing temporary building on the same site, within the confines of the wider Uxbridge College campus, represents the most sustainable method of rapidly delivering the additional spaces required, while minimising impacts on the existing campus and the wider environment.

Needs Case

- 5.8 The proposed Construction Teaching Centre is required to address a significant shortage of specialist teaching and workshop space at Uxbridge College. Existing facilities are currently operating at full capacity, with no scope for expansion within the current estate. This constraint is occurring at a time of clear and growing demand from both young people aged 16–18 and adults seeking to enter or upskill within the construction sector.
- 5.9 At a local level within Hillingdon, continued population growth has resulted in an increasing number of students progressing into post-16 education, alongside a rising cohort of adults seeking retraining and skills development. The College has experienced sustained increased demand for courses in plumbing, electrical installation and building services, which cannot currently be accommodated due to lack of capacity on site. The proposed development would directly address this deficit by providing additional capacity for full-time study, adult learning, and apprenticeship provision, thereby enabling more local residents to access education and employment opportunities.
- 5.10 These opportunities are within a sector experiencing significant growth. In 2024 there were 43,000 employees working in the construction sector in West London, comprising 4.6% of employment and around 1 in 22 employees. Between 2024 and 2035 employment in the sector locally is projected to increase by 19%.¹
- 5.11 Accordingly, Construction is identified as a priority sector in the West London Local Skills Improvement Plan (LSIP). West London is experiencing major construction opportunities and

¹ [Programme Planning Slides](#)

associated investment, with large-scale projects including the proposed Heathrow Expansion and associated infrastructure, and Hillingdon Hospital redevelopment. There are also numerous housing developments across West London where construction skills are required as well as national retrofit and decarbonisation programmes to help meet the Government's Net Zero ambitions.

- 5.12 These developments have, and will continue to, increase demand for skilled construction workers and tradespeople over the coming decade and there is currently a shortage in skilled construction and trades professionals. The LSIP states that manual roles that are hardest to fill are skilled trades (29%) and professional/ highly skilled specialists (38.7%), with lack of volume applicants cited as the key factor.
- 5.13 There is a high local demand for electricians, with a particular shortage of Level 3 Technicians. Within the plumbing sector there is a strong demand for qualified installers. There is also a growing demand for construction technicians, with a need for progression pathways.
- 5.14 This need is also felt at a pan-London level, with London's construction industry facing severe structural labour shortages, with the most critical gaps heavily concentrated in skilled trades such as bricklaying and carpentry, plumbing and electrical installation, and technical project management. There is also growing demand for green skills, like retrofitting and heat pump installation. The Construction Industry Training Board (CITB) estimates that Greater London requires approximately 26,500 additional construction workers over a five-year period to service ongoing housing, commercial, and infrastructure demands².
- 5.15 Furthermore, at a national level, with the Government's Labour Market Analysis for 2025 sets out that "skilled metal, electrical and electronic trades supervisors" are in critical demand, "electricians and electrical fitters" and "electrical service and maintenance mechanics and repairers" are all in elevated demand across the UK labour market³. Likewise, the Construction Industry Training Board's Construction Workforce Outlook, published in June 2026, sets out a severe shortage of construction workers, with the construction industry needing 41,200 additional workers every year until 2030. This equates to 1.6% of the 2025 workforce, or around 206,000 additional workers over the five-year period.⁴
- 5.16 Expanding facilities at the Site would directly support the regional workforce pipeline whilst also optimising the abilities of young people to learn the necessary skills to make the most of

² [Mayor invests an unprecedented £88.6m to train London's next generation of construction workers and boost housebuilding | London City Hall](#)

³ [Release home - Occupations in demand - Explore education statistics - GOV.UK](#)

⁴ [CITB publishes Construction Workforce Outlook 2026-2030](#)

these opportunities. The proposed facility would support the expansion of provision across full-time courses in plumbing and electrical installation from Levels 1 to 3, apprenticeship delivery in key construction trades, adult training and retraining programmes, and higher education provision at Levels 4 and 5, including construction management, civil engineering and building services. This breadth of provision ensures that the facility supports learners at entry level as well as those progressing to higher technical qualifications.

- 5.17 At present, Uxbridge College delivers construction provision to approximately 300 students, but workshop facilities are operating at capacity and as such there is no provision for expansion within the existing college campus. The proposed development would address this constraint, improving progression into apprenticeships and employment by expanding construction enrolment to approximately 390 students. Accordingly, the proposed development would help to address regional shortages in plumbing and electrical installation, while strengthening HRUC's reputation as a leading construction training provider in West London.
- 5.18 Accordingly, the proposed development would meet a defined local need within the Borough, the London region and the UK overall, expanding plumbing and electrical installation training in response to regional construction skills shortages. The CTC would provide much-needed additional education space to address this issue whilst also providing additional capacity of specialist teaching and workshop space at Uxbridge College.
- 5.19 Overall, as the principle of development accords with all Local and National policy, and would meet a defined local need, the proposals should be considered acceptable and supported by the Council.

Design, Height and Massing

- 5.20 The NPPF highlights the importance of achieving high-quality design in new developments. Policy DP3(1) sets out that "development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings".
- 5.21 London Plan Policy D3 sets out that all development proposals should make the best use of land by following a design-led process that evaluates a site's specific capacity, local context, and available infrastructure.
- 5.22 Local Plan Part One Policy BE1 sets out that all new developments should be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings.

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- 5.23 Local Plan Part Two Policy DMHB 11 requires all new development to be designed to the highest standards and incorporate principles of good design. Policy DMHB11(A)(ii) requires the use of high-quality materials as part of new developments and that developments harmonise with their surroundings.

Design

- 5.24 The application proposed a new, three-storey building of a modular construction with a flat roof and external walls comprising galvanised steel cladding. To enhance the appearance of the proposed development and blend into the wider campus, it is proposed a vinyl wrap applied which would reflect the appearance of the adjacent building. Information in respect of the appearance of the vinyl wrap has been provided by Portakabin and is submitted in support of this application and can be secured by condition.
- 5.25 Local Plan Part Two Policy DMEI 1 states that all major developments should incorporate living roofs and/or walls into the development, and suitable justification should be provided where living walls and roofs cannot be provided. In this case, it would not be suitable for living roofs or walls to be installed to a temporary modular building and it is not considered that this development should need to comply with this policy.
- 5.26 The building design is reflective of the functional built form and appearance of other temporary and permanent buildings on Site, including the existing, whilst offering a more modern, contemporary aesthetic alongside high-quality educational facilities. The building will easily assimilate within the wider college campus, where a range of well-designed and functional educational buildings (both permanent and temporary) are commonplace.
- 5.27 Accordingly, the design and materiality are considered appropriate when considering the surrounding context and nature of the development and should be supported.

Height, Massing and Visual Impact

- 5.28 The proposed development would comprise a three storey portakabin building, which presents a broadly uniform rectangular massing. The surrounding College buildings present varied heights which, in part, extend above the height of the proposed development.
- 5.29 A Townscape and Visual Impact Assessment which includes Type 2 VuCity visualisations of the proposed development has been prepared by Icen Projects and submitted in support of this application. This Assessment sets out that the proposed development would comprise a subtle presence amongst the townscape, with its set back location within the Uxbridge College campus mitigating the visual impact of the proposal upon receptors within the public realm. Furthermore, where glimpses of the proposal will be experienced, it will be understood as part of an established

college campus development. It would present a *negligible-neutral* effect to townscape and visual receptors.

- 5.30 Accordingly, the proposed development would be appropriate to the identity and context of the area and would protect the amenity of surrounding land and buildings. The proposals would also achieve a development that is of the most appropriate form and land use for the Site and responds to the established character of the surrounding place, in accordance with London Plan Policy D3.
- 5.31 The proposed development should therefore be considered to comply with the adopted Development Plan in respect of the relevant policies within the Local Plan, London Plan and the NPPF.

Amenity

- 5.32 The application Site is located within an established college campus, where an existing temporary modular building has been situated for a number of years. Policy BE1 highlights that new developments should seek to protect the amenity of surrounding land and buildings, particularly residential properties.
- 5.33 The buildings immediately surrounding the Site are also under the ownership of the Applicant and in educational use and therefore there are no considerations in respect of amenity, daylight/sunlight, loss of light or outlook. The Site is also well separated from any nearby residential properties, with the closest (at Darrell Charles Court) located c.50m to the west and largely screened from view by an area of dense woodland.
- 5.34 As these dwellings are located to the west of the Site, combined with the additional screening, there are not anticipated to be any material impacts on daylight and sunlight to these properties as a result of the proposed development. Therefore, the building will not lead to any loss of light or outlook to the nearest residential dwellings or prejudice the operations of the surrounding college campus.

Noise

- 5.35 In respect of noise impacts upon nearby residential development, Policy EM8 of the Local Plan part 1 highlights that noise sensitive and noise generating development will only be permitted if noise impacts can be adequately controlled and mitigated. In addition, Policy P3(2)(b) of the NPPF requires development proposals “not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site”.
- 5.36 A Noise Assessment has been prepared by Cass Allen and submitted in support of this application. The Report sets out that noise standards within the proposed development would accord with the

relevant standards, with the façade tested to confirm that the external wall would help to mitigate impacts of external noise sources. The Assessment also sets out appropriate parameters for noise emissions from the installation of new plant to the building to the future. Accordingly, the proposed development would accord with Policy EM8 of the Local Plan par

Air Quality

- 5.37 An Air Quality Appraisal has also been prepared by Cass Allen and submitted in support of this application. This assessment notes that the potential construction phase dust soiling and PM10 health effects were assessed qualitatively, resulting in Medium and Negligible Risk levels being identified, respectively, in the absence of mitigation. Suitable best practice mitigation measures have been recommended within the Appraisal, and no significant residual air quality impacts are expected.
- 5.38 Furthermore, no significant impacts on local air quality are anticipated as a result of vehicle trips associated with the development, with no requirement for additional assessment or mitigation and the potential exposure of future users to elevated concentrations of NO₂, PM10 and PM2.5 is anticipated to be within acceptable limits.
- 5.39 Additionally, an Air Quality Neutral ('AQN') Assessment was undertaken which indicated that the actual development trips are predicted to fall below the TEB trip rates and, therefore, the development would meet the AQN requirements.
- 5.40 Overall, the proposed development should be considered in compliance with Local and National Planning Policy in terms of impact on neighbouring amenity, noise and air quality and should be approved.

Flood Risk and Sustainable Drainage

- 5.41 Policy F7(1) of the NPPF requires that development proposals should not present a risk from flooding to potential occupiers, users, or visitors, and should not increase flood risk elsewhere. Policy F8(1) sets out that development proposals which could affect drainage on or around the development site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, in ways which are proportionate to the nature and scale of the proposal.
- 5.42 Local Plan Part One Policy EM6 sets out that the Council will require new development to be directed away from Flood Zones 2 and 3, in accordance with the principles of the NPPF, and that all development across the borough would be required to use Sustainable Urban Drainage Systems (SuDS), unless it can be demonstrated that doing so is not viable. The Council will also encourage SuDS to be linked to water efficiency measures.

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- 5.43 Local Plan Part Two Policy DMEI 10 sets out, within parts a) and b), that new development should incorporate effective sustainable drainage measures to minimise flood risk and manage surface water runoff. All new build proposals are required to demonstrate compliance with the London Plan drainage hierarchy through the submission of a drainage assessment. Major developments, and certain minor developments in areas vulnerable to surface water flooding, must reduce runoff rates to greenfield levels, taking account of climate change. The policy therefore promotes sustainable water management and helps ensure that development does not increase flood risk on-site or elsewhere
- 5.44 London Plan Policy SI12(C) sets out that development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. London Plan Policy SI12(B) states that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible

Flood Risk

- 5.45 A Flood Risk Assessment and Drainage Statement has been prepared by Icen Projects and submitted in support of this application. In respect of flood risk, the Site has been identified as being located entirely within Flood Zone 1. This suggests that there is a less than 1 in 1,000 chance of river or tidal flooding on an annual basis. In addition to this, the assessment indicates that the risk of flooding from groundwater, sewer or reservoir sources at the Site is very low.
- 5.46 With respect to surface water flooding, it is demonstrated that the vast majority of the Site is at very low risk of flooding from this source. There are areas to the east and west of the Site, within the wider Uxbridge College campus, that are shown to be a low to high risk of flooding from this source. In particular, there is a pond / surface water feature located to the west of the Site, as well an area to the east of the Site, and which is located to the west of the existing West London Institute of Technology building, demonstrated to be at low to high risk of flooding from this source both in the present day and under the future climate change scenario. It is anticipated, however, that this risk would not encroach into the boundaries of the Site, which is shown to remain at very low risk of flooding from this source both in the present day, and under the future climate change scenario.
- 5.47 Furthermore, the Proposed Development would not result in a significant increase in the hardstanding area of the Site, seeking to largely mirror the footprint of the existing single-storey building. It is expected that the existing Site-specific characteristics, including the local topography, would ensure that, during periods of heavy rainfall, runoff will continue be channelled from the Site as per the existing position. Therefore, there would be no exacerbation of the risk of flooding from surface water sources either on the Site or in the immediate surroundings as a result of the Proposed Development.

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- 5.48 From the information presented within the Assessment, it can be concluded that the flood risk associated with the Site is minimal, and that the Proposed Development would eliminate any risk to people or property throughout the duration of its lifespan.

Drainage

- 5.49 The surface water drainage strategy aims to demonstrate that the Proposed Development's influence on surface water has been sufficiently addressed through the application of appropriate Sustainable Drainage Systems (SuDS). The assessment of the surface water management strategy demonstrates that the Proposed Development does not increase the flood risk on the Site, nor elsewhere within the catchment.
- 5.50 In consideration of the nature of the Proposed Development, which seeks to replace the existing single-storey building with a three-storey building within largely the same footprint, and which would operate for a temporary period of only five years, opportunities to incorporate sustainable drainage features are limited. As the Proposed Development would not result in a significant increase in the footprint of the built-form or area of hardstanding at the Site, it is considered that the Proposed development would result in no additional burden on the existing drainage network. The risk of surface water flooding identified at the Site would remain low, as per the existing case, and the retaining of soft landscaping around the perimeters of the Site would positively contribute to the management of the 5mm storm event runoff and reduce runoff volume through the facilitation of interception and evapotranspiration.
- 5.51 Overall, there would be no increase in surface water runoff as a result of the Proposed Development, which would not result in a significant increase in the footprint of the built-form or area of hardstanding at the Site compared to the existing case. The delivery of the proposed Landscape Strategy, which would seek to retain the vast majority of the existing soft landscaping and vegetation at the Site, would aid the management of runoff arising from the 'everyday' storm. It is expected that, by not significantly increasing the hardstanding area of the Site and through the maintenance of soft landscaping, the Proposed Development would result in no change to the volume of surface water generated on the Site, nor the rate at which it is discharged. It is anticipated that the rate at which surface water runoff leaves the Site would remain as per the existing case in the post-development context. This would therefore mitigate potential any increase of the risk of surface water flooding both on the Site, and in the surrounding area, and therefore also mitigating the potential for an increased burden on the existing drainage network.
- 5.52 Accordingly, the proposed development can be considered to accord with Local Plan Part One Policy EM6, Local Plan Part Two Policy DMEI 10, London Plan Policy SI12 and SI13 and the NPPF.

Energy and Sustainability

- 5.53 Built environment sustainability is incorporated within policy and regulation at a national and local level. The Climate Change Act 2008 and the National Planning Policy Framework set out national frameworks by which to mitigate climate change, achieve reductions in carbon dioxide emissions, and deliver development that is aligned with the presumption in favour of sustainable development.
- 5.54 At the local level, specific planning policies seek to minimise the environmental impacts of new development, reduce carbon emissions and ensure schemes are resilient to the effects of climate change.
- 5.55 Policy BE1(10) of the Local Plan Part One requires all new development to achieve reductions in carbon emissions in line with the London Plan targets through energy efficient design and effective use of low and zero carbon technologies. Local Plan Part Two Policy DME1 2 sets out that all developments are required to make the fullest contribution to minimising carbon dioxide emissions in accordance with London Plan targets, with all major development proposals must be accompanied by an energy assessment showing how these reductions will be achieved
- 5.56 London Plan Policy SI2 sets out that major development should be net zero-carbon and should include a detailed Energy Strategy to demonstrate how the zero-carbon target will be met within the framework of the energy hierarchy. It also sets out that a minimum on-site reduction of at least 35 per cent beyond Building Regulations is required for major development.
- 5.57 The application is accompanied by an Energy Statement prepared by Iceni Projects and submitted in support of this application. This Statement details an energy strategy which seeks to minimise carbon emissions from the proposed development. The Strategy comprises electric panel heating, high levels of air tightness to the building fabric, electric-only heating, ventilation and air conditioning (HVAC) systems, including mechanical ventilation with heat recovery (MVHR), and PV Panels to the roof.
- 5.58 The Statement sets out that the proposed development would achieve compliance with requirements of Part L:2021 of the Building Regulations through the implementation of energy efficiency measures and installation of renewable technology. However, in achieving a 0.3% reduction in emissions over Part L baseline, the proposed development would not align with London Plan Policy SI2.
- 5.59 However, the proposed development is a temporary development for a period of five years and, as set out in the Statement, would present an extremely small carbon footprint, with approximately 2.5 tonnes of carbon dioxide emissions anticipated to arise from the regulated energy use of the Proposed Development over its operational period.

Water Efficiency

- 5.60 Local Plan Part One Policy EM8 requires that all new development demonstrates the incorporation of water efficiency measures within new development to reduce the rising demand on potable water. Local Plan Part Two Policy DMEI 10 sets out that all new development proposals will be required to include water efficiency measures, including the collection and reuse of rain water and grey water. Standards for water usage rates for residential development are set out in DmEI10(H), but not for non-residential development. It is also expected that major development proposals will provide an integrated approach to surface water run-off attenuation, water collection, recycling and reuse.
- 5.61 A Water Efficiency Strategy has also been prepared by Iceni and submitted in support of this application. The Strategy notes that through the installation of low consumption toilets and efficient taps within hand wash basins, kitchen sinks and sinks within cleaners' stores, the proposed development would operate in a water efficient manner, with an approximate water consumption rate 15.04 litres per person per day.
- 5.62 This is in alignment with the recommended guidelines for water consumption and therefore should be considered appropriate, with the proposals according with Local Plan Part One Policy EM8 and Local Plan Part Two Policy DMEI 10.

Transport, Parking and Highways

- 5.63 Local Plan Part One Policy DMT 1 sets out that development proposals will be required to meet the transport needs of the development and address its transport impacts in a sustainable manner. Local Plan Part One Policy DMT 5 requires development to ensure that safe, direct and inclusive access for pedestrians and cyclists is provided on the site connecting it to the wider network. Local Plan Part One Policy DMT 6 states that development proposals must comply with the parking standards outlined in the Development Management Policies document in order to facilitate sustainable development and address issues relating to congestion and amenity. For educational uses, 'higher and further education establishment (vocational & academic) adult training centres and schools' require 1 space per 10 staff or student.
- 5.64 A Transport Statement has been prepared by Iceni Projects and submitted in support of this application. The Statement notes that the proposed development would rely on existing access to the Site and whereas there is no additional car parking or cycle parking proposed on the wider Campus to accommodate the uplift in students and staff, there are 375 existing parking spaces across three separate car parks on the Site and 40 existing cycle parking spaces.
- 5.65 Whilst the proposed development could accommodate up to 90 additional students, it is recognised that not all students and staff are present on campus simultaneously and therefore, demand is distributed throughout the day. Furthermore, students are likely to travel by sustainable modes of

transport and providing additional parking could encourage use of the private car as opposed to encouraging sustainable travel. Accordingly, the existing parking provision is considered appropriate and, should demand necessitate in future, additional cycle parking would be provided.

- 5.66 The delivery and servicing strategy would remain consistent with the existing arrangement and no changes are proposed. There is a service access to the Estate Office where vehicles unload or check with the Estate office regarding their destination on the site via Park Road. There are delivery and servicing trips associated with the single storey building and the new building would not generate a significant increase. It would also not affect the existing delivery and servicing requirements associated with the wider campus.
- 5.67 Overall, the proposed parking and access arrangements should be considered compliant with the relevant policies in the Development Plan and should therefore be considered acceptable.

Landscape, Ecology and Biodiversity

- 5.68 Policy N2(d) of the NPPF sets out that development proposals should conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) where possible; and use appropriate landscaping to help create a well-designed place and integrate the development into its surroundings. Policy N2(f) requires that development proposals minimise any adverse impacts on biodiversity and include features which support priority or threatened species. Furthermore, under the Environment Act (2021), a mandatory 10% Biodiversity Net Gain (BNG) is a legal requirement for planning permissions in England.
- 5.69 Policy N3(c) of the NPPF sets out the requirement to make provision for the long-term maintenance of both existing and newly-planted trees which form part of the development.
- 5.70 London Plan Policy G6(A) sets out that Sites of Importance for Nature Conservation (SINCs) should be protected and G6(D) sets out that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. London Plan Policy G7 sets out that Development proposals should ensure that, wherever possible, existing trees of value are retained [and] if planning permission is granted that necessitates the removal of trees there should be adequate replacement.
- 5.71 Local Plan Part One Policy EM7 and Local Plan Part Two Policy DME17 seek to preserve and enhance biodiversity and geological conservation interests within the Borough, and to ensure that the design and layout of new development should retain and enhance any existing features of biodiversity or geological value within the site. Policy EM7(2) seeks the protection and enhancement of all Sites of Importance for Nature Conservation, with Sites of Metropolitan and Borough Grade I Importance protected from any adverse impacts and loss.

5.72 Local Plan Part Two Policy DMHB 14 seeks to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit. Policy DMHB14 and Policy DME17 require full consideration to be given to the retention and enhancement of existing on-site biodiversity as part of new development proposals, as well as appropriate landscaping measures, with a view to ensuring there is no loss or harm.

5.73 Local Plan Part Two Policy DMHB11 requires a focus on the protection and enhancement of the local environment and harmonisation with key surroundings. The landscape proposals for the site have been prepared by Iceni and submitted as part of this application. The proposals have been developed to help create a high quality of soft landscaping surrounding the development, which would incorporate new tree planting.

Trees

5.74 An Arboricultural Impact Assessment, Tree Protection Plan and Method Statement have been prepared by Arbtech and submitted in support of this application. These reports, which have been updated in August 2026, note that three trees immediately adjacent to the building have since been removed on the Site along with some areas of bramble scrub. There would only be a limited impact to remaining trees within the Site.

5.75 In accordance with London Plan Policy G7, three oak trees would be replanted within the application boundary to the north of the Site to replace those trees already removed, as detailed on the supporting landscape plan. The three trees and bramble scrub which have been removed are captured within the baseline underpinning the supporting BNG Reports and further commentary on this is set out below. These replacement trees would ensure that there would be no net loss of trees and no adverse impacts in accordance with Local Plan Part One Policy EM7.

Ecology

5.76 A Preliminary Ecological Appraisal and Roost Assessment has been prepared by Arbtech and submitted in support of this application. This confirms that the Site is unlikely to support roosting bats or nesting birds and no further surveys are required as part of the application process.

5.77 Furthermore, there is considered to be low potential for the presence of reptiles or amphibians such as great crested newts, as well as badgers, invertebrates and other protected species.

Biodiversity Net Gain

5.78 The Biodiversity Net Gain Assessment and Habitat Maintenance and Monitoring Plan, prepared by Arbtech and submitted in support of this application notes that the proposed development cannot deliver 10% Biodiversity Net Gain on site which, at the time of application, is a statutory requirement.

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- 5.79 The Assessment sets out that there is limited space on site and as such, the necessary uplift may not be possible to achieve on site or adjacent with the current arrangement considering the size of the proposed development area and the limited amount of soft landscaping within the parcel. In addition, the proposal is for a temporary building for five years, therefore commitment to habitat creation onsite is unfeasible.
- 5.80 Accordingly, the BNG Assessment confirms that the uplift would be provided through the purchase of offsite biodiversity units from a habitat bank, which would make up the 10% Net Gain for area and linear based habitat units.
- 5.81 Accordingly, the proposed development would accord with the NPPF, the London Plan, the Local Plan and The Environment Act.

Fire

- 5.82 Policy D12 of the London Plan requires new developments to incorporate the highest standards of fire safety to ensure the wellbeing of the future residential occupiers of the buildings.
- 5.83 A Fire Safety Statement has been prepared by Portakabin and submitted in support of the application. This demonstrates that the proposed development would satisfy all provision of London Plan Policy D12(A), setting out provisions for fire appliance access and evacuation assembly, means of preventing fire spread and an evacuation strategy for the building. Accordingly, the proposals would align with planning policy.

6. SUSTAINABLE DEVELOPMENT AND SCHEME BENEFITS

- 6.1 The NPPF states within Paragraph 15 that the purpose of the planning system is to help achieve sustainable development. Paragraph 17 of the NPPF sets out the Government's view of what constitutes sustainable development, identifying three dimensions comprising economic, social and environmental roles. The three roles are mutually dependent and should not be taken in isolation.
- 6.2 This chapter provides an assessment of the subject site and proposed development against these criteria, demonstrating how the scheme would bring a range of economic, social and environmental benefits.

Table 6.1 Scheme Benefits

NPPF Sustainable Development Dimensions	Benefits of the Proposed Development
Economic	Delivering high-quality additional Class F1 education and training floorspace on an established educational site within the Borough. Helping to ensure the economic future of a key employer and educational institution in the Borough, allowing the Site to meet much-needed demand for additional construction training spaces, while supporting additional teaching jobs. Supporting the Government's growth agenda through helping to provide a pathway to employment on a number of significant construction and regeneration projects in West London.
Social	The expansion of a successful educational campus, ensuring that much-needed construction skills can be provided to meet unmet demand in the Borough, supporting local jobs and construction projects. Securing the long-term use of the Site for employment purposes through the provision of a new, modern, high-quality modular education facility. Increasing educational opportunities for residents of the Borough, to meet an identified need.

NPPF Sustainable Development Dimensions	Benefits of the Proposed Development
Environmental	Incorporating best practice design principles with regards to air, light and noise pollution, with the recommendations of the accompanying technical reports being adopted. Providing a building with high-energy efficiency by including measures such as PV Panels and all electric heating systems and a good level of fabric and water efficiency. The proposed measures would deliver a high standard of sustainability and energy and water consumption, being energy efficient and highly sustainable in all aspects of the design. Ensuring that any ecological or arboricultural impacts are mitigated appropriately and that Biodiversity Net Gain can be demonstrated through the purchase of off-site units. Delivering a development with the overarching objective to maximise the sustainability credentials, taking into consideration the Site constraints, and to ensure the proposals accord to and exceed the relevant current national and Local Plan policies related to sustainability. Minimising environmental impacts at construction stage due to modular nature of construction undertaken off-site.

7. CONCLUSION

- 7.1 This Planning Statement has been prepared by Iceni Projects on behalf of Harrow, Richmond and Uxbridge Colleges (HRUC) for the removal of an existing, one-storey modular building and erection of a three-storey modular building to serve as a Construction Training Centre (CTC).
- 7.2 The proposed development would comprise 1,287sqm of Class F1 floorspace, an uplift of approximately 976sqm, providing classroom, workshop and ancillary space to support the function of the wider college campus and provide much-needed space for additional Plumbing and Electrical Installation courses. The application also seeks to deliver new access, landscaping and tree planting.
- 7.3 This planning statement has outlined that the proposed development would further optimise the existing educational use on the Site, providing additional floorspace to meet demand for additional space and increasing the offering for such education within the established Uxbridge College Campus. The principle of additional educational floorspace on the Site should be supported.
- 7.4 Furthermore, the Proposed Development would provide significant positive economic, social and environmental benefits, as demonstrated in Section 6. In particular:
- Economic: Deliver high-quality additional floorspace at an established educational establishment in the Borough, helping to support local construction and teaching jobs and meet the need for post-16 educational opportunities.
 - Social: The proposals would comprise the expansion of a successful educational campus, ensuring that much-needed construction skills can be provided to meet unmet demand in the Borough, supporting local jobs and construction projects and benefitting young people locally.
 - Environmental: The Site would incorporate best practice design principles, particularly with regards to acceptable amenity impacts and full consideration has been given to incorporating sustainable methods of construction, promoting renewable energy, combatting climate change and replacement tree planting. A contribution to Biodiversity Net Gain through purchase of off-site credits would be made, owing to the constrained nature of the Site and temporary nature of the development.
- 7.5 Policy S4 of the NPPF sets out that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

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- 7.6 In applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would have a substantial adverse impact in relation to:
- a. i. The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or
 - b. ii. The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d))
- 7.7 The proposed development would have no adverse effect upon any of the criteria in part i), or the application of any National Decision Making Policy as set out in part ii) above or within the NPPF in general.
- 7.8 Where there is some divergence from the Local Plan, such as in respect of provision of new parking and cycle parking and the removal of trees, this is justified on the basis of existing provision on the Site, the replacement tree planting proposed and the temporary nature of the development. Accordingly, in accordance with Policy S4 of the NPPF, the benefits of approving development would not be substantially outweighed by any adverse effects.
- 7.9 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 7.10 As the preceding planning analysis shows, a comprehensive assessment of the proposed development against the development plan policies has been undertaken, demonstrating that the scheme broadly accords with both local and national policy, whilst providing numerous economic, social and environmental benefits that weigh in support of the scheme being granted planning permission.
- 7.11 Overall, it is apparent that there are no technical constraints or barriers that would prevent the development from coming forward and we trust that the above information is satisfactory to assist Officers in developing comprehensive conclusions for the proposal presented within this statement.
- 7.12 Therefore, the proposals should be approved without delay in accordance with the NPPF and Section 38(6) of the Planning and Compulsory Purchase Act 2004.