

DATED

26 October

2020

QUEENSMEAD SCHOOL
QUEENSMEAD SCHOOL

and

THE LONDON BOROUGH OF HILLINGDON

PLANNING OBLIGATION BY DEED PURSUANT TO SECTION 106
OF THE TOWN AND COUNTRY PLANNING ACT 1990 AND ASSOCIATED POWERS
RELATING TO THE DEVELOPMENT OF LAND AT

QUEENSMEAD SCHOOL QUEENS WALK RUISLIP
12933/APP/2020/1023

Attn: Natalie Fairclough
Planning & Corporate Team
Legal Services
London Borough of Hillingdon
Civic Centre
High Street
Uxbridge
Middlesex
Ref: 3E/04/NF/017283

THIS PLANNING OBLIGATION BY DEED is dated 26 October 2020
and is made **BETWEEN**:

- (1) **QUEENSMEAD SCHOOL** (Co. Regn. No. 07493622) a company registered in England whose registered office is situated at Queensmead School, Queens Walk, Ruislip, Middlesex, HA4 0LR ("the Owner"); and
- (2) **THE LONDON BOROUGH OF HILLINGDON** of the Civic Centre, High Street, Uxbridge, Middlesex, UB8 1UW ("the Council")

BACKGROUND

- A The Council is the local planning authority for the purposes of the Act in respect of the Land and by whom the obligations in this Deed are enforceable.
- B The Owner has a leasehold interest in that part of the Land registered under Title Number AGL34854 at the Land Registry.
- C On 27 March 2020 the applicant submitted the Planning Application to the Council for permission to develop the Land for the purposes and in the manner described in the Planning Application.
- D The Owner intends to develop the Land pursuant to the Planning Permission.
- E The Council resolved at its Major Applications Planning Committee meeting on 19 August 2020 to delegate authority to determine the Planning Application to the Head of Planning Transportation and Regeneration subject to the prior completion of this Deed.
- G The Council has considered the provisions of the development plan and taken into account planning considerations affecting the Land and considers that in the interests of the proper planning of its area the Development of the Land ought to only be permitted subject to the terms of this Deed and for that purpose the parties are willing to enter into this Deed.

THIS DEED WITNESSES AS FOLLOWS:

1. DEFINITIONS AND INTERPRETATION

- 1.1 For the purposes of the recitals and this Deed, the following expressions shall have the following meaning:

"Act"	means the Town and Country Planning Act 1990 (as amended);
"Agreed Construction Training Scheme"	Means the construction training scheme which has been agreed by the Council and the Owner (or employees/contractors) in compliance with the Owner's Construction Training Scheme obligations of this agreement as set out in Annex 4
"Authority's Area"	means the administrative area of the Council;
"Commencement of Development"	means the date on which any material operation as defined in Section 56(4) of the Act forming part of the Development begins to be carried out other than (for the purposes of this Deed and for no other purpose) archaeological investigations, investigations for the purpose of assessing ground conditions, remedial work in respect of any contamination adverse ground conditions repair construction of temporary fencing or hoardings, services diversions, site clearance and preparation and demolition and "Commence" and "Commencement" shall be construed accordingly;
"Construction Training Contribution"	means the Index Linked sum calculated in accordance with the Planning Obligations

	Supplementary Planning Document as at the date of this Deed and to be provided in accordance with Schedule 1 and equating to the Training Costs plus the Co-ordinator Costs, which shall be used by the Council towards construction training courses delivered by recognised providers and the provision of a construction work place co-ordinator within the Authority's Area;
"Construction Training Scheme"	means a construction training scheme to be implemented by the Owner to fund, arrange and/or provide construction training and employment for Hillingdon residents during the construction of the Development. This scheme referred to in Schedule 1 shall be delivered in accordance with the construction training formula as contained within the Council's Planning Obligations Supplementary Planning Document (in terms of waged construction training places) and is in the previously agreed form Agreed Construction Training Scheme;
"Contributions"	means the Construction Training Contribution (or any part of the Construction Training Contribution payable in accordance with Schedule 1);
"Co-ordinator Costs"	means a sum to be agreed with the Council in the event the Owner implements the Construction Training Scheme or in the event that the Construction Training Contribution is payable, and the sum shall be calculated using the following formula as prescribed within the Planning Obligations

	Supplementary Planning Document: <i>"Co-ordinator Costs" to be agreed but is assumed as size of development as a % of work placement co-ordinator threshold size x total cost of work place co-ordinator. One full time post, estimated at £71,675 p.a. (based on typical salary with on-costs, training budget and promotion budget) would be required for commercial schemes of 7,500 square metres or residential developments of 160 units or more. The length of the post would depend on the length of period that placements would be required to the development</i> Subject to the Agreed Construction Training Scheme
"the Council"	means the Council or any authority which may succeed to its function of enforcing the terms, provisions and planning obligations created by this Deed;
"Deputy Chief Executive and Director of Resident Services"	means the Council's Deputy Chief Executive and Director of Resident Services or such person as the Council designates as undertaking this role
"Development"	means the development authorised by the Planning Permission or any future planning permission subsequently issued for the Development under section 73 of the Act;
"Form PO1"	means the form in the substantial format set out in Annex 1;

"Index Linked"	means the application of the formula at clause 15 of this Deed and "Indexation" and "Index Linking" and "Indexation" shall be construed accordingly;
"Interest"	means interest at 4% above the base lending rate of Lloyds Bank PLC from time to time;
"Land"	means all the land and buildings at the Locally Listed Block B building (including basement plant room, adjacent canopies and water tower) within the Queensmead School Queens Walk, Ruislip registered under title no. AGL34854 at the Land Registry and is within the area edged red on the Plan;
"Occupation"	means occupation of the Land for the purposes permitted by the Planning Permission and "Occupy" "Occupier" and "Occupied" shall be construed accordingly;
"Plan"	means the Plan attached to this Deed at Annex 2 ;
"Planning Application"	means the application for planning permission for the demolition of the existing Block B (including basement plant room, adjacent canopies and water tower) and the erection of a new 1974 sqm two storey school building including associated access and two free standing canopies under the Council's reference number 12933/APP/2020/1023;
"Planning Permission"	means the planning permission to be granted pursuant to the Planning Application in the substantial form set out in Annex 3;

"Project Management and Monitoring Sum"	means the sum equivalent to five (5) percent of the total cash contributions. Details shall be in accordance with the Council Planning Obligations Supplementary Planning Document 2014;
"Section 106 Reference"	means the planning application reference number 12933/APP/2020/1023;
" Significant Under-Performance"	means delivery of less than 50% (50 per cent) of the total outputs specified in the agreed Construction Training Scheme;
"Specified Date"	means the date upon which an obligation arising under this Deed is due to be performed;
"Training Costs"	means the sum calculated using the following formula as prescribed within the Planning Obligations Supplementary Planning Document: <i>"£2,500 (two thousand five hundred pounds) for every £1,000,000 (one million pounds) worth of construction costs for the Development. Based on the average cost of training for one person on an NVQ construction course at college";</i> Subject to the Agreed Construction Training Scheme
"VAT"	means Value Added Tax.

- 1.2 Unless the context otherwise requires, words denoting the singular shall include the plural and vice versa and words denoting any one gender shall include all genders and words denoting persons shall include bodies corporate, unincorporated associations and partnerships.
- 1.3 References in this Deed to any statute or statutory provision shall be construed as a reference to the same as it may from time to time be amended, extended, modified, consolidated or re-enacted whether before or at the date of this Deed
- 1.4 Unless the context otherwise requires, reference to any clause, paragraph, sub-clause or schedule or appendix is a reference to a clause, paragraph, sub-clause, schedule or appendix of or to this Deed.
- 1.5 The headings in this document are inserted for convenience only and shall not affect the construction or interpretation of this Deed.
- 1.6 Where a party includes more than one person named as a party any obligations of that party shall be joint and several unless there is an express provision otherwise.
- 1.7 References to any party to this Deed shall include the successors in title to that party and to any deriving title through or under that party and in the case of the Council the successors to the Council's respective functions.
- 1.8 Where the agreement, approval, consent or an expression of satisfaction is required by the Owner under the terms of this Deed from the Council that agreement, approval, consent or satisfaction shall be given in writing and shall not be unreasonably withheld or delayed.
- 1.9 Without prejudice to the terms of any other provision contained in this Deed the Owner shall pay all costs charges and expenses (including without prejudice to legal costs and Surveyor's fees) reasonably incurred by the Council for the purpose of or incidental to the enforcement of any obligation of the Owner arising under this Deed.

2. STATUTORY PROVISIONS

- 2.1 This Deed is made pursuant to Section 106 of the Act, Section 111 of the Local Government Act 1972, Section 16 of the Greater London Council (General Powers) Act 1974 and Section 1 of the Localism Act 2011 to the intent that it will bind the Owner and their successors in title to the Land
- 2.2 The covenants, restrictions and requirements imposed upon the Owner under this Deed create planning obligations pursuant to Section 106 of the Act and are enforceable by the Council as local planning authority against the Owner without limit of time.

3. CONDITIONALITY

The obligations contained in the Schedules to this Deed are subject to and conditional upon:

- (i) the grant of the Planning Permission; and
- (ii) Commencement of the Development.

All other parts of this Deed shall be of immediate force and effect unless otherwise stated.

4. MISCELLANEOUS

- 4.1 Nothing contained or implied in this Deed shall prejudice or affect the rights, powers, duties and obligations of the Council in exercise of their functions as local planning authority and their rights, powers, duties and obligations under all public and private statutes, bylaws and regulations may be as fully and effectually exercised as if the Council were not a party to this Deed.
- 4.2 If any provision in this Deed shall be held to be invalid, illegal or unenforceable then the validity, legality and enforceability shall not affect the validity or enforceability of the remaining provisions of this Deed.
- 4.3 No waiver (whether express or implied) by the Council of any breach or default by the Owner in performing or observing any of the covenants

undertakings obligations or restrictions contained in this Deed shall constitute a continuing waiver and no such waiver shall prevent the Council from enforcing any of the said covenants undertaking or obligation from acting upon any subsequent breach or default in respect thereof by the Owner.

- 4.4 Nothing in this Deed shall be construed as a grant of planning permission.
- 4.5 Unless expressly agreed otherwise in this Deed, the covenants in this Deed shall be enforceable without any limit of time against the Owner and any successors in title to the Land and assigns of the Owner or any person corporate or otherwise claiming title through or under the Owner an interest or estate to the Land or any part or parts of the Land as if that person had also been an original covenanting party in respect of the interest or estate for the time being held by that person.
- 4.6 No party to this Deed nor any of its successors in title nor any person deriving title from or under them shall be liable for any breach of any of the planning obligations or other obligations contained in this Deed after it shall have parted with its entire interest in the Land but without prejudice to liability for any subsisting breach arising prior to parting with such interest.
- 4.7 This Deed shall cease to have effect (insofar only as it has not already been complied with) if the Planning Permission is quashed or revoked or otherwise withdrawn or (without the consent of the Owner or their successors in title) is modified by any statutory procedure or expires prior to Commencement of Development.
- 4.8 Nothing in this Deed shall prohibit or limit the right to develop any part of the Land in accordance with a planning permission (other than the Planning Permission) granted (whether or not on appeal) after the date of this Deed.
- 4.9 In the event of the planning obligations contained in this Deed being modified a note or memorandum thereof shall be endorsed upon this Deed.

- 4.10 This Deed cannot be amended or discharged without the prior consent in writing of the Owner and the Council or their respective successors in title.

5. THE OWNER'S PLANNING OBLIGATIONS

The Owner covenants with the Council so as to bind the Land to observe and perform the obligations contained in clause 6 and the schedules of this Deed.

6. COSTS

- 6.1 The Owner hereby covenants with the Council that on execution of this Deed it will pay the Council's costs incurred in the negotiation, preparation and execution of this Deed.
- 6.2 Prior to Commencement of Development the Owner will pay to the Council the Project Management and Monitoring Sum. For the avoidance of doubt the Project Management and Monitoring Sum shall be in addition to the costs referred to in sub-clause 6.1 above.

7. REGISTRATION OF DEED

The Owner recognises and agrees that covenants in this Deed shall be treated and registered as local land charges for the purposes of the Local Land Charges Act 1975.

8. RIGHT OF ACCESS

Without prejudice to the Council's statutory rights of entry the Owner shall permit the Council and its authorised employees and agents upon reasonable written notice to enter the Land at all reasonable times for the purpose of verifying whether or not any obligation arising under this Deed has been performed or observed.

9. EXPERT DETERMINATION

- 9.1 All disputes, differences or questions arising out of this Deed or as to the rights or obligations of the parties under it or in connection with its construction shall be referred to determination by a single appointed expert to be agreed between the parties or, failing agreement, within twenty one (21) days by an expert to be appointed at the request of any party by the President of The

Royal Institution of Chartered Surveyors (or by the President of the Institution of Civil Engineers if the dispute relates to the Highway Works) as the case may be having due regard to any representations made to him as to the appropriate qualifications of such expert. Such expert to make a finding as an expert which finding shall (except in the case of manifest error) be binding on both parties including a finding as to the apportionment of costs of the determination process.

10. THIRD PARTIES

A person who is not named in this Deed does not have any right to enforce any term of this Deed under the Contracts (Rights of Third Parties) Act 1999.

11. NOTICES

11.1 All notices served under or in connection with this Deed shall be deemed to have been properly served if sent by recorded delivery to the principal address or registered office (as appropriate) of the relevant party;

11.2 Any notice to be served under or in connection with this Deed shall be sent to the:

a) Council: Deputy Chief Executive and Director of Resident Services, London Borough of Hillingdon, Civic Centre, High Street, Uxbridge, Middlesex, UB8 1UW and shall cite the Section 106 Reference for this Deed; and

b) Owner at Queensmead School, Queens Walk, Ruislip, Middlesex, HA4 0LR

or such other address as either may notify to the other from time to time.

12. FORM PO1

Prior to Commencement of the Development the Owner shall notify the Council that they intend to Commence the Development by completing and sending Form PO1 to the Council in accordance with clause 11 above and shall cite the Section 106 Reference.

13. CHANGE IN OWNERSHIP

The Owner agrees to provide the Council with immediate written notification of any change in Ownership of any of its interest in the Land occurring before all of the obligations under this Deed have been discharged (such notice to give details of the transferee's full name and registered office) together with the area of the Land or unit of occupation purchased by reference to a plan and the Section 106 Reference.

14. CONTRIBUTIONS

14.1 Payment of the Contributions required by this Deed shall be made on the following basis:

- (a) The Contributions due under this Deed shall be delivered to the person and address specified in clause 11 above;
- (b) pursuant to the Local Government Act 2003, the Council shall be at liberty to charge the Contributions to a Council revenue account and for the avoidance of doubt it is agreed and declared that this shall be without prejudice to the Council's right to apply the Contributions or any part or parts thereof to revenue purposes or to capital purposes or partly to the one and partly to the other.

14.2 Where any sum is paid for a particular purpose in accordance with this Deed the Council shall not use the payment otherwise than for that purpose or for such other purpose as the Owner (at its absolute discretion) and the Council may agree in writing.

14.3 In the event that the Contributions or any element or part of the Contributions remain unspent or committed unconditionally to be spent within seven (7) years after the date on which the relevant Contribution was paid to the Council, then the Council shall within 28 days of a written demand return to the Owner the unexpended or uncommitted (as the case may be) part of the Contributions (with any accrued interest).

15. INDEXATION

The Owner agrees with the Council that any sums payable by the Owner under this Deed shall be increased by the application of the formula $A=B \times C/D$ where:

- (a) A is the sum actually payable on the Specified Date;
- (b) B is the original sum mentioned in this Deed;
- (c) C is the Index of Consumer Prices for the month 2 months before the Specified Date;
- (d) D is the Index of Consumer Prices for the month 2 months before the date of this Deed; and
- (e) C/D is equal to or greater than 1.

16. INTEREST

All costs, payments and expenses payable to the Council under this Deed shall bear the Interest rate from time to time being charged from the date such payment is due until the payment is received by the Council.

17. VAT

17.1 All consideration given in accordance with the terms of this Deed shall be exclusive of any VAT properly payable.

17.2 The Owner hereby acknowledges and agrees that if at any time VAT is required to be paid in respect of the Land and the Contributions then to the extent that VAT had not been previously charged in respect of that payment the Council shall have the right to issue a VAT invoice to the Owner and the VAT shall be paid accordingly.

18. JURISDICTION

This Deed is governed by and interpreted in accordance with the law of England and Wales.

19. MORTGAGEE'S CONSENT

The Mortgagee acknowledges and declares that this Deed has been entered into by the Owner with its consent and that the Land shall be bound by the obligations contained in this Deed and that the security of its charge over the Land shall take effect subject to this Deed PROVIDED THAT the Mortgagee shall otherwise have no liability under this Deed unless it takes possession of the Land in which case it too will be bound by the obligations as if it were a person deriving title from the Owner.

IN WITNESS of which this Agreement has been duly executed as a Deed and has been delivered once dated.

SCHEDULE 1

CONSTRUCTION TRAINING

The Owner hereby covenants and agrees with the Council as follows:

Construction Training Scheme: In-kind Provision

1. Securing an employment or training agreement is the Council's priority. The Construction Training Contribution will only be acceptable in exceptional circumstances as set out in the Council's Planning Obligations Supplementary Planning Document.
2. Prior to Commencement of Development to meet (along with the Owner's main contractor) with representatives from the Council's partnership team and agree the basis and methodology of the Construction Training Scheme for this Development.
3. The Owner shall implement and adhere to the agreed Construction Training Scheme during the construction of the Development in order that obligations in this Schedule are met.
4. The Owner shall issue a written statement to prospective contractors and sub-contractors at the tendering of work stage for the Development which sets out the obligations in this Schedule and the Owner's commitment to ensuring that the obligations contained in this Schedule are complied with.
5. Prior to Commencement of the Development the Owner and the Council shall agree the Co-ordinator Costs (if any).
6. Prior to Commencement of the Development the Owner shall pay the agreed Co-ordinator Costs to the Council (if any).
7. Not to Commence or cause or permit to be Commenced any part of the Development until the obligations contained in paragraphs 2 - 6 of this Schedule have been complied with.
8. In the event of Significant Under-Performance the Council reserves the right to request the Construction Training Contribution. The Owner will have a period of not less than twenty eight (28) days to address any Significant Under-Performance from the date of the written notice by the Council prior to making the said payment and if within that twenty eight (28) days delivery rises to fifty (50) per cent or more of the total outputs specified in the Construction Training Scheme then the Construction Training Contribution will not be payable by the Owner and the request for payment will be withdrawn by the Council.

9. In the event of Significant Under-Performance, not to Occupy or cause to be Occupied any part of the Development before the Construction Training Contribution is paid to the Council.

Construction Training Contribution in lieu

10. The Construction Training Scheme will not be required and the obligations within **paragraphs 2 – 9** (inclusive) above shall not apply where the Owner and the Council agree in writing prior to Commencement of Development that the Owner shall pay the Construction Training Contribution in lieu of provision of the Construction Training Scheme. In the event that the parties agree that the Construction Training Contribution is due this shall be paid to the Council prior to Commencement of the Development
11. Not to Occupy or cause to be Occupied any part of the Development before either:
 - 11.1 the approved Construction Training Scheme has been implemented and
delivered by the Owner throughout the construction period of the Development in accordance with the approved scheme and the Co-ordinator Costs have been paid to the Council (if any); or
 - 11.2 in the event of Significant Under-Performance the Construction Training
Contribution has been paid to the Council; or
 - 11.3 the Construction Training Contribution has been paid to the Council pursuant to paragraph 10 above.

ANNEX 1

FORM PO 1

TO: HEAD OF PLANNING AND ENFORCEMENT
RESIDENTS SERVICES
LONDON BOROUGH OF HILLINGDON
3N CIVIC CENTRE
HIGH STREET UXBRIDGE
MIDDLESEX UB8 1UW

SECTION 106/278 LEGAL AGREEMENT

SITE ADDRESS: _____

PLANNING REFERENCE: _____

DESCRIPTION OF DEVELOPMENT: _____

DATE OF COMMITTEE AUTHORISATION: _____

SECTION 106 OBLIGATIONS: _____

DATE OF IMPLEMENTATION OF DEVELOPMENT: _____

SECTION 106/278 OBLIGATION:

(i) NOTIFIED TO THE COUNCIL: _____

(ii) SUBMITTED TO THE COUNCIL WITH THIS FORM: _____

NB: Please continue of separate sheet(s) if necessary.

**TICK BOX IF THIS FORM IS TO CONSTITUTE THE "FIRST NOTICE"
UNDER THE SECTION 278 HIGHWAY AGREEMENT IF THIS IS THE
"FIRST NOTICE" PLEASE ATTACH THE "FIRST PAYMENT" AS
SPECIFIED IN THE AGREEMENT**

☐

FOR COUNCIL USE

NB: IF THIS IS THE FIRST NOTICE PASS IMMEDIATELY TO HIGHWAYS ENGINEERS

COST CODE: _____

PLANNING COSTS: _____

LEGAL COSTS: _____

OTHER COSTS (IDENTIFY): _____

MAINTENANCE COSTS (COMMUTED SUM)

INTEREST BEARING ACCOUNT FOR BENEFIT OF OBLIGATIONS YES/NO

ANNEX 2
PLAN



LUNGFISH

Lungfish Architects
2nd Floor, City Gate West
Weylyn Garden City
Weylyn, Warrington
WA1 5AT
Tel: 0115 941 1221
Fax: 0115 945 2222
Email: info@lungfish-architects.co.uk
Web: www.lungfish-architects.co.uk

NOTES
1. Drawing can be used for planning purposes only.
2. All measurements are as indicated unless stated otherwise.
3. The drawing is to be used in conjunction with the current
4. Approved Plans, Specifications, and Structural Drawings.
5. Any discrepancies between documents is to be reported to the
6. Architect immediately in writing and resolved before construction commences on site.
7. All coordinates and dimensions to be checked and confirmed on site
8. All dimensions are provided as single values. The total shown is
9. the sum of the individual dimensions. Dimensions are given in metres
10. and millimetres. Dimensions are given to the nearest millimetre.
11. Dimensions are given to the nearest millimetre.
12. Dimensions are given to the nearest millimetre.
13. Dimensions are given to the nearest millimetre.
14. Dimensions are given to the nearest millimetre.
15. Dimensions are given to the nearest millimetre.
16. Dimensions are given to the nearest millimetre.
17. Dimensions are given to the nearest millimetre.
18. Dimensions are given to the nearest millimetre.
19. Dimensions are given to the nearest millimetre.
20. Dimensions are given to the nearest millimetre.

HEALTH AND SAFETY
We have reviewed health and safety data associated with works
proposed for this project and we are satisfied that a competent contractor would be aware of
the risks involved and would take appropriate measures to manage them.
We have reviewed the proposed works and we are satisfied that a competent contractor would be aware of
the risks involved and would take appropriate measures to manage them.

KEY PLAN
Queensmead School - Site Boundary
Site Application Area 5,330m²

CONTRACTOR
Morgan Sindall
1st floor, 1 Falcon Gate Shire Park
Weylyn Garden City
AL7 1TW

PROJECT
Queensmead Academy
Queensmead
Salford Road, Middlesbrough
HM DLS

Existing Location Plan

PLANNING

DELIVERED BY: NW DATE: 02/18/20
CHECKED BY: RM SCALE: 1:1250 @ A1
STATUS: PLANNING

PROJ - ORIGIN - ZONE - LEVEL - TYPE - DATE - REVISION
530009 - IFA - Z1 - Z2 - DR - A - 000000 P02

Palmer
Rob MEMBER OF
THE COUNCIL
S. C. C. AUTHORIZED
OFFICER



Scale 1 : 1250
0 25 62.5 125 m

Joan Greening

$$\begin{aligned}
 & \lim_{t \rightarrow \infty} \frac{1}{t} \int_0^t \frac{1}{\sqrt{1 + \frac{1}{t^2} \ln^2 t}} dt = 1 \\
 & \lim_{t \rightarrow \infty} \frac{1}{t} \int_0^t \frac{1}{\sqrt{1 + \frac{1}{t^2} \ln^2 t}} dt = 1 \\
 & \lim_{t \rightarrow \infty} \frac{1}{t} \int_0^t \frac{1}{\sqrt{1 + \frac{1}{t^2} \ln^2 t}} dt = 1
 \end{aligned}$$

ANNEX 3
DRAFT PLANNING PERMISSION

DRAFT

Miss Anna Blackwell
7th Floor Lee House
90 Great Bridgewater Street
Manchester
M1 5JW

Application Ref: 12933/APP/2020/1023

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:-

Description of development:

Demolition of the existing Block B (including basement plant room, adjacent canopies and water tower) and the erection of a new 1974sqm two storey school building including associated access and two free standing canopies. AMENDED PLANS 26/06/20

Location of development: Queensmead School Queens Walk Ruislip

Date of application: 25 March 2020

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

Draft Decision Notice produced: 20 August 2020

Checked by:..... **Date:**.....

Amendments required: YES / NO

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 12933/APP/2020/1023

SCHEDULE OF CONDITIONS

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

REASON

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

- 2 · The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers

3 53X009-LFA-ZZ-ZZ-DR-A-1011 P02
53X009-BEC-03-EX-DR-N-0100-S2-P03
53X009-BEC-03-EX-DR-N-0101-S2-P01
53X009-LFA-01-ZZ-DR-A-0031_S2-P01
3 53X009-LFA-ZZ-ZZ-DR-A-1009 P02
3 53X009-LFA-01-ZZ-DR-A-0030 S2-P01
3 53X009-LFA-01-ZZ-DR-A-0020 S2 P02
3 53X009-LFA-01-ZZ-DR-A-0011 S2 P02
3 53X009-LFA-01-ZZ-DR-A-0010 S2 P02
53X009-LFA-ZZ-ZZ-DR-A-0001b_P02
53X009-LFA-ZZ-ZZ-DR-A-0008 S2-P02
53X009-LFA-ZZ-ZZ-DR-A-0004 S2-P02

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

REASON

To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2016).

SCHEDULE OF CONDITIONS

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

BS5837 Arb impact assessment plan
09-19-79295 AC 6v1 Noise assessment addendum
Noise and Vibration Assessment V3
F8772_V1_RIBA_3 Fire safety plan
Energy and sustainability report
8 53X009-DWS-03-XX-DR-C-0501_P03
8 53X009-DWS-03-XX-DR-C-0500_P03
8 53X009-DWS-03-XX-CA-C-0011_P02
8 53X009-DWS-03-XX-DR-C-0700_P02
Queensmead Design and Access Statement_P02
BS5837 Arb method statement
Preliminary Ecological Appraisal 26-06-2
BS5837:2012 Tree survey
BS5837 Tree protection plan
CPTMP Logistics and Phasing Plan
Queensmead Construction Phase Traffic Management Plan main works date submitted 14.08.20
Refuse and Servicing Management Plan
53X009-BEC-XX-XX-RP-Z-0102-S1-P04
Boiler Technical Sheet
Classroom Ventilation Specification
Graphics Lab Ventilation Specification
Science Lab Extract Fan Specification
2153 - FRA & DS Rev A - Feb 2020
53X009-DWS-03-XX-CA-C-0010_P02_SW results All Storms
5000407-RDG-XX-ST-XX-C-0001 GCA
5000407-RDG-XX-XX-DOC-C-0002- desk stop study part 1
5000407-RDG-XX-XX-DOC-C-0002 - desk stop study part 2
Construction Phase Health and Safety Plan Addendum Covid 19
PM PLN1 Part 1 - Project Execution Plan (PEP)
Q PLN1 Quality Management Plan
RSK 444009-01 -DMP for Queensmead School
SE PLN1 Environmental Management Plan
SH PLN1 Construction Phase Health and Safety Plan (CPHSP) (PEP Part 2)
53X009-LFA-ZZ-ZZ-DR-A-0008_S2-C03
53x009-LFA-ZZ-01-DR-A-SK002_S2-C01
RSK 444009-01 -DMP for Queensmead School
Level 2 Archaeological Building Record Survey

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 2 (2020)

SCHEDULE OF CONDITIONS

4. Prior to above ground level works (excluding demolition) a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -
1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken, including pollution absorbing planting where possible in order to provide further air quality mitigation
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
 2. Details of Hard Landscaping
 - 2.a Means of enclosure/boundary treatments
 - 2.b Hard Surfacing Materials
 3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.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
 4. Schedule for Implementation

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

REASON

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

SCHEDULE OF CONDITIONS

- 5 . 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 3938 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

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

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and to comply with Section 197 of the Town and Country Planning Act 1990.

- 6 . Prior to above ground level works (excluding demolition) detailed drawings or samples of all materials and external surfaces are submitted to and approved in writing by the local planning authority. The works shall not be carried out other than in accordance with the details so approved and shall thereafter be so maintained:

Samples of external finishing materials including mortar for the brickwork.
Product details (including detailed sections) of the proposed windows, doors shall be submitted to and approved in

REASON

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

SCHEDULE OF CONDITIONS

7. Prior to commencement, (excluding demolition and site clearance) 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 clearly demonstrate how it, manages water in the most sustainable ways:
- a) Suds features: i. A site investigation must be provided to establish the infiltration potential and level of groundwater on the site to determine appropriate SuDs methods (This should be undertaken at the appropriate time of year as groundwater levels fluctuate). ii. Evaluation of all sustainable urban drainage options in accordance with the hierarchy set out in Policy 5.13 of the London Plan.
- b) The proposal must be integrated with provision of green infrastructure, air quality and urban greening requirements to justify the most sustainable solution is provided. Hillingdon has specific policies for a requirement on all major development for Living Walls and Roofs Any proposal should use of methods to minimise the use of potable water through : i. incorporating water saving measures and equipment. ii. Collecting water for use and recycling iii. 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 runoff rates at a variety of return periods including 1 in 1, 1 in 30, 1 in 100, and 1 in 100 year plus Climate change, iv. Safe access and egress must be demonstrated - any above ground storage and or overland flooding or flows paths should be mapped, (please include depths and velocities and hazards) above the 100, plus climate change.
- c) During Construction i. How temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policies Hillingdon Local Plan: Part 1- Strategic Policies Policy EM6 Flood Risk Management in (Nov 2012), Hillingdon Local Plan Part 2 Development Management Policies Policy DME1 1 Living Walls and Roofs and on site vegetation (Jan 2020) Hillingdon Local Plan Part 2 Development Management Policies Policy DME1 9 Management of Flood Risk (Jan 2020) Hillingdon Local Plan Part 2 Development Management Policies Policy DME1 10 Water Management, Efficiency and Quality (Jan 2020) London Plan Policy 5.12 Flood Risk Management (March 2016) London Plan Policy 5.13 Sustainable Drainage (March 2016), and London Plan Policy 5.15 Water use (March 2016). National Planning Policy Framework (June 2019), and the Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

SCHEDULE OF CONDITIONS

- 8 · Prior to occupation of the development, a Verification Report demonstrating that the approved drainage/SuDS measures have been fully implemented shall be submitted to the Local Planning Authority for approval in writing. This report must include: As built drawings of the sustainable drainage systems including level information (if appropriate) Photographs of the completed sustainable drainage systems throughout the construction process. Any relevant certificates from manufacturers/suppliers of any drainage features. A confirmation statement of the above signed by a chartered engineer. Prior to occupation a management and maintenance plan should be submitted to the Local Authority for approval in writing. This should cover the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, Appropriate performance specification, Remediation and timescales for the resolving of issues. Where there is overland flooding proposed, the plan should include the appropriate actions to ensure the safety of the users of the site should that be required.

REASON : To ensure the sustainable management of water, minimise flood risk, minimise discharge of surface water outside of the curtilage of the property and ensure that the drainage system will remain functional throughout the lifetime of the development in accordance with EM6 Flood Risk Management and DMEI 10 Water Management, Efficiency and Quality Policies 5.12 & 5.13 of the London Plan and the NPPF.

- 9 · (i) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.
- (ii) Upon completion of the approved remedial works, this condition will not be discharged until a comprehensive verification report has been submitted to and approved by the LPA. The report shall include the details of the final remediation works and their verification to show that the works have been carried out in full and in accordance with the approved methodology.

REASON

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of contamination and/or water pollution from previously unidentified contamination sources at the development site. in accordance with Hillingdon Local Plan: Part 2 (January 2020) Policies - DMEI 11: Protection of Ground Water Resources and DMEI 12: Development of Land Affected by Contamination.

SCHEDULE OF CONDITIONS

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

REASON

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

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

REASON

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

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

REASON

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

SCHEDULE OF CONDITIONS

- 13 · Within 6 months of the commencement of the development the following shall be submitted and approved in writing by the Local Planning Authority

(i) an ecological enhancement plan shall be submitted. The plan should demonstrate how the quadrant space to the front of the proposed building could be enhanced to provide an area of ecological value. The plan shall also include a diverse range of planting through an updated landscaping plan that has been developed to improve biodiversity. Finally, the plan shall also show the inclusion of wildlife enhancement features (i.e. bat and bird boxes as well log piles) throughout the landscaped areas and within the fabric of the buildings. The development must proceed in accordance with the approved plan.

REASON

To ensure the development incorporates measures to improve biodiversity in accordance with Policy EM7 of the Local Plan Part 1.

- 14 · Prior to the occupation of the development the school car park shall be cleared of the construction compound and all parking spaces reinstated. This includes surfacing and the marking out of the spaces.

REASON:

To ensure the development complies with DMT 1, DMT 2 & DMT 6 of the London Borough of Hillingdon Local Plan Part 2 - Development Management Policies (January 2020) and Policies 6.3, 6.9, and 6.13 of the London Plan (2016).

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

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

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

REASON

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

SCHEDULE OF CONDITIONS

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

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

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

REASON

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

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

REASON

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

- 18 · 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.

The principles of the submitted Fire Strategy Report shall be implemented on site in conjunction with a suitably qualified consultant.

Thereafter the development shall not be carried out other than in accordance with the approved Fire Emergency Plan.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy D12 of the emerging London Plan (Intend to Publish version 2019).

SCHEDULE OF CONDITIONS

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

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to ensure the development provides a safe and secure environment in accordance with policy DMHB 15 of the Local Plan Part 2 (2020) and London Plan (2015) Policies 7.1 and 7.3.

- 20 . The total number of pupils at the school shall not exceed 1,476 pupils and the number of staff shall not exceed 148 (FTE).

REASON

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

- 21 . The changing places facility which is to be created within Block M shall be implemented prior to the first occupation of the new building and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON: To meet the needs of pupils with complex and multiple disabilities in compliance with London Plan Policy 3.1 and 7.2.

- 22 . Prior to construction of the principal entrance and exit points details of step free access via the principal entrance and exit points shall be submitted to, and approved in writing, by the Local Planning Authority. 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 an appropriate standard of housing stock, in accordance with Policy 3.8 c of the London Plan (March 2016), is achieved and maintained.

- 23 . In accordance with planning permission 12933/APP/2020/414, the temporary modular buildings used to facilitate this planning permission shall be removed and the land restored to its former condition on or before 30/11/2021.

REASON:

To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2016).

INFORMATIVES:

- 1 . The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies,

SCHEDULE OF CONDITIONS

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

LPP 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 5.15	(2016) Water use and supplies
LPP 6.1	(2016) Strategic Approach
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 6.11	(2016) Smoothing Traffic Flow and Tackling Congestion
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 7.14	(2016) Improving air quality
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.21	(2016) Trees and woodlands
LPP 8.2	(2016) Planning obligations
NPPF	National Planning Policy Framework
DMAV 1	Safe Operation of Airports
DMCI 1A	Development of New Education Floorspace
DMCI 2	New Community Infrastructure
DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 10	Water Management, Efficiency and Quality
DMEI 11	Protection of Ground Water Resources
DMEI 12	Development of Land Affected by Contamination
DMEI 14	Air Quality

SCHEDULE OF CONDITIONS

DMEI 2	Reducing Carbon Emissions
DMEI 3	Decentralised Energy
DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
DMHB 3	Locally Listed Buildings
DMHB 11	Design of New Development
DMHB 14	Trees and Landscaping
DMHB 15	Planning for Safer Places
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 4	Public Transport
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP 3.18	(2016) Education Facilities
LPP 3.9	(2016) Mixed and Balanced Communities
LPP 7.6	(2016) Architecture

- 3 . In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.
- 4 .
 - a) The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.
 - b) Fixtures, fittings and furnishings, particularly hard materials should be selected to ensure that sound is not adversely reflected. The design of all learning areas should be considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009+A1:2010, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.
 - c) Care should be taken to ensure that the internal decoration achieves a Light Reflectance Value (LRV) difference of at least 30 points between floor and walls, ceiling and walls, Including appropriate d cor to ensure that doors and door furniture can be easily located by people with reduced vision.

SCHEDULE OF CONDITIONS

- d) Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.
- e) Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.
- f) Flashing beacons/strobe lights linked to the fire alarm should be carefully selected and installed to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.
- 5 . To manage potential construction noise and vibration issues from works on the existing teaching spaces it is recommended that the works are conducted with a s.61 consent under the Control of Pollution Act 1974.

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

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

GRANT OF PLANNING PERMISSION

Application Ref.No.: 12933/APP/2020/1023

SCHEDULE OF PLANS

Mola Level 2 Archaeological Building Record - received 20 Jul 2020

BS5837 Arb impact assessment plan - received 23 Mar 2020

3 53X009-LFA-ZZ-ZZ-DR-A-1011 P02 - received 23 Mar 2020

3 53X009-LFA-ZZ-ZZ-DR-A-1009 P02 - received 23 Mar 2020

3 53X009-LFA-01-ZZ-DR-A-0030 S2-P01 - received 23 Mar 2020

3 53X009-LFA-01-ZZ-DR-A-0020a S2-P01 - received 23 Mar 2020

3 53X009-LFA-01-ZZ-DR-A-0020 S2 P02 - received 23 Mar 2020

3 53X009-LFA-01-ZZ-DR-A-0011a S2-P01 - received 23 Mar 2020

Construction Phase Health and Safety Plan Addendum Covid 19 - received 23 Jul 2020

PM PLN1 Part 1 - Project Execution Plan (PEP) - received 23 Jul 2020

Q PLN1 Quality Management Plan - received 23 Jul 2020

RSK 444009-01 -DMP for Queensmead School - received 23 Jul 2020

SEPLN1 Environmental Management Plan - received 23 Jul 2020

SH PLN1 Construction Phase Health and Safety Plan (CPHSP) (PEP Part 2) - received 23 Jul 2020

53x009-LFA-ZZ-01-DR-A-SK002_S2-C01 - received 27 Jul 2020

53X009-LFA-ZZ-ZZ-DR-A-0008 _S2-C03 - received 27 Jul 2020

Energy and sustainability report - received 25 Mar 2020

8 53X009-DWS-03-XX-DR-C-0700_P02 - received 25 Mar 2020

8 53X009-DWS-03-XX-DR-C-0501_P03 - received 25 Mar 2020

8 53X009-DWS-03-XX-DR-C-0500_P03 - received 25 Mar 2020

8 53X009-DWS-03-XX-CA-C-0011_P02 - received 25 Mar 2020

8 53X009-DWS-03-XX-CA-C-0010_P02 - received 25 Mar 2020

BS5837 Arb method statement - received 25 Mar 2020

Ground Condition Assessment - received 25 Mar 2020

Desk Top Study_compressedPart-1 - received 25 Mar 2020

Desk Top Study_compressedPart-2 - received 25 Mar 2020

Mola heritage statement - received 25 Mar 2020

BS5837:2012 Tree survey - received 25 Mar 2020

BS5837 Tree protection plan - received 25 Mar 2020

3 53X009-LFA-01-ZZ-DR-A-0011 S2 P02 - received 23 Mar 2020
 3 53X009-LFA-01-ZZ-DR-A-0010a S2-P01 - received 23 Mar 2020
 3 53X009-LFA-01-ZZ-DR-A-0010 S2 P02 - received 23 Mar 2020
 Preliminary Ecological Appraisal 26-06-2 - received 23 Mar 2020
 CPTMP Logistics and Phasing Plan - received 23 Mar 2020
 Science Lab Extract Fan Specification - received 23 Mar 2020
 Science Lab Extract Fan Specification - received 23 Mar 2020
 Science Lab Extract Fan Specification - received 23 Mar 2020
 Boiler Technical Sheet - received 23 Mar 2020
 Refuse and Servicing Management Plan - received 23 Mar 2020
 Planning statement - received 23 Mar 2020
 Noise and Vibration Assessment V3 - received 23 Mar 2020
 Sheet 01 Topo - received 23 Mar 2020
 53X009-LFA-01-ZZ-DR-A-0031_S2-P01 - received 23 Mar 2020
 MTC flood risk assessment - received 23 Mar 2020
 Start Surface Datasheet - received 23 Mar 2020
 53X009-BEC-03-EX-DR-N-0101-S2-P01 - received 23 Mar 2020
 53X009-BEC-03-EX-DR-N-0100-S2-P03 - received 23 Mar 2020
 53X009-BEC-XX-XX-RP-Z-0102-S1-P04 - received 26 May 2020
 Queensmead Design and Access Statement_P02 - received 26 May 2020
 F8772_V1_RIBA_3 Fire safety plan - received 26 May 2020
 09-19-79295 AC 6v1 Noise assessment addendum - received 26 May 2020
 53X009-LFA-ZZ-ZZ-DR-A-0008 S2-P02 - received 26 Jun 2020
 53X009-LFA-ZZ-ZZ-DR-A-0004 S2-P02 - received 26 Jun 2020
 53X009-LFA-ZZ-ZZ-DR-A-0001b _P02 - received 26 Jun 2020
 Mola written scheme of investigation - received 20 Jul 2020
 Queensmead Construction Phase Traffic Management Plan main works date
 submitted 14.08.20 - received 14 Aug 2020
 Queensmead Construction Phase Traffic Management Plan main works date
 submitted 14.08.20 - received 20 Aug 2020

ANNEX 4
AGREED CONSTRUCTION TRAINING SCHEME

Plan for meeting the employment and training requirements for the development at Queensmead School, Victoria Road, Ruislip, London, HA4 0JE

Main Contact - (Morgan Sindall)

The project build cost is £6.9m and the project will take 69 weeks to build. The project involves

Design & Construction of a new DT Teaching Block following demolition of the existing DT block along with plant room building and temporary classrooms.

The following activities will be provided:

- **Apprenticeships** – Apprentices will be employed directly or through a shared apprenticeship scheme. On this site apprenticeships in Electrical, Plumbing, Dry Lining, and SIPS will be provided. All apprentices will be Hillingdon borough residents where possible. We will use local referral partners and preferred Shared Apprentice providers in Hillingdon to generate candidates for our opportunities, as directed
- **Subcontractors:** The main contractor will oblige its subcontractors to employ Hillingdon residents as apprentices. We will include apprentice commitments in our subcontractor enquiries and orders. There is a shared apprenticeship infrastructure in borough.
- **Paid work** – Paid work will be offered to local people to help them to progress to employment and/or training in the industry. The site team will also work closely with the coordination service to support people where possible who are adversely affected by the Pandemic.
- **Engagement with local agencies:** The QualifyMe E&T Support Service will be provided so the project will effectively link with all local agencies.
- **Community Engagement** – Through QualifyMe, support will be offered to local schools and Uxbridge College to help the students understand the construction sector. This may involve virtual activities with individual students or groups.

The following table provides a suggested delivery plan for these activities:

QM Prop 20

Joan Greening

Activity	Details	Dates	Target weeks
Training for Hillingdon residents based in the site office	Apprentice Site Manager, Trainee Engineer, Apprentice Document Controller	We will make available for a local year out student one years office based training on the scheme	52
Apprenticeships - offered direct or through a shared apprenticeship scheme	Plumbing Electrical Dry Lining SIPS Training weeks	We will confirm dates on successful contract. We envisage delivery dates to align with the current project schedule	22 22 10 11 66
NVQs provided for local residents	Details TBC - 3	We will confirm dates on successful contract	TBC
	Total training weeks		118
Hillingdon Resident employees or those living within 10 miles of the project	Workless Job Starts - 2 Number of vacancies to be advertised for local residents - 5 Total	Full records of all local residents employed on the project will be provided on a monthly	130
	Total weeks of training and paid employment		248

Non-Employment and training activities	Details	Comments	Target
Community Engagement (activities)	School engagement or STEM activities - 5 Mentoring - 1 Work Experience - 5	All requests from schools and colleges will be considered. Activities may be virtual until the C19 Pandemic is over.	11
Coordination of the programme	16 months	The contractor has requested to carry out coordination themselves as they have experience and the resources to do this.	

Produced by the project team with assistance from QualifyMe Ltd

QM Prop 20

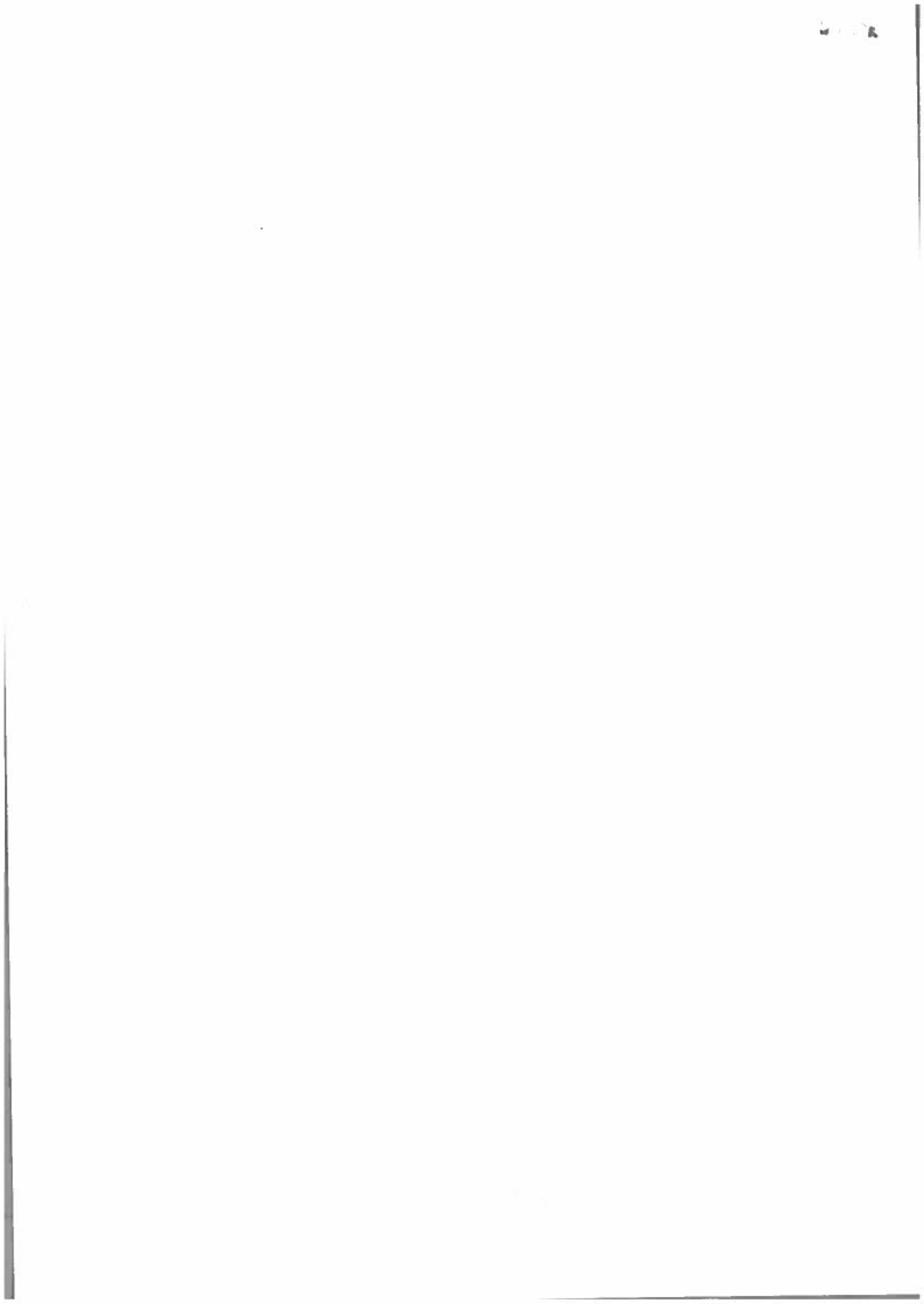
J Palmer
[Signature]

Page 3

MEMBER OF THE COUNCIL

C E -
Authorised officer

Joan Greening



THE COMMON SEAL of the
**MAYOR AND BURGESSES OF THE
LONDON BOROUGH OF HILLINGDON**

was duly affixed to this Deed
in the presence of:



MEMBER OF
THE COUNCIL

J Palmer
[Signature]

C. E. -
AUTHORISED OFFICER.....

EXECUTED AS A DEED by
QED ACADEMY TRUST acting by
A director in the presence of:

DIRECTOR: *Joan Smeeth*.....

WITNESS SIGNATURE: *[Signature]*.....

WITNESS NAME: *DAVID PATTERSON*.....

WITNESS ADDRESS: *60 WILLOWHILL DRIVE*
HAVERHILL.....

WITNESS OCCUPATION: *BUSINESS MANAGER*.....

ANNEX 4
AGREED CONSTRUCTION TRAINING SCHEME