

7th July 2026

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Via the Planning Portal only

Our ref: HP053
Your ref: 17709/APP/2023/2673
Planning Portal Ref: PP-15068284

Dear Michael,

APPLICATION FOR THE SUBMISSION OF DETAILS RESERVED BY PLANNING CONDITION IN RESPECT OF PLANNING PERMISSION REF: 2023/2673. THE SUBMISSION IS IN RELATION TO CONDITION 16 – ROAD SAFETY AUDIT, CONDITION 26 – PARKING PLAN, CONDITION 27 - DELIVERY SERVICING PLAN, CONDITION 28 - DROP OFF COLLECTION POINTS, CONDITION 23 – VERIFICATION SUDS RELATING TO THE DEMOLITION OF THE FORMER RESIDENTIAL SCHOOL AND ERECTION OF ACADEMIC BUILDING (USE CLASS F1) AND ANCILLARY STRUCTURES AT LORD ADONIS HOUSE, HAREFIELD ACADEMY, NORTHWOOD WAY

We hereby submit for our client Graham on behalf of the London Borough of Hillingdon ("the Applicant"), an application for the submission of details reserved by condition in respect of planning permission 17709/APP/2023/2673.

PLANNING STATEMENT

BACKGROUND

Planning permission has been granted for the construction of a new school building in replacement of the existing Lord Adonis House, Northwood Way in Harefield approved under reference number 2023/2673.

The approved description of development is as follows:

'Demolition of former residential school and erection of academic building (Use Class F1) and ancillary structures including heat pump and substation enclosures, construction of a multi-use games area, revised vehicular access, landscaping, car and cycle parking and associated works.'

The development was commenced on site in the Summer of 2024 by ISG, unfortunately in September 2024 ISG went into administration and work on this job was halted with immediate effect. Following a re-tendering exercise undertaken this summer the job has now been awarded

to Graham (Building South) who have recently re-commenced work on site. Hatton Planning have been re-appointed to help with the discharge of the outstanding planning conditions.

THE PROPOSAL

This application includes submissions for the full discharge of the following conditions in relation to planning permission APP/2023/2673. The full wording of each of the conditions is copied below for ease of reference:

Condition 16 – Road Safety Audit

Prior to the first operation of the development, details of a full Road Safety Audit of the new eastern access point shall be submitted to and approved in writing by the Local Planning Authority.

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

Condition 23 - Verification and Management Maintenance Report Verification

Prior to first operation of the development, a Verification Report demonstrating that the approved drainage/SuDS measures have been fully implemented shall be submitted to and approved in writing by the Local Planning Authority. This report must include:

- As built drawings and CAD/shapefiles for GIS of all the elements 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; and
- A confirmation statement of the above signed by a chartered engineer.

Condition 26 – Parking Design and Management Plan

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

It should also detail how demand for electric vehicle charging provision is monitored. Thereafter the development shall be carried out and maintained in full accordance with the approved details.

Condition 27 – Delivery and Servicing Plan

Prior to first operation of the development, details of a finalised Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. This should be in accordance with Transport for London's Delivery and Servicing Plan Guidance.

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

Condition 28 – Drop-Off and Collection Details

Prior to first operation of the development, details of the arrangements for drop-off and collection of students by private car and taxi shall be submitted to and approved in writing by the Local Planning Authority. This should include clarification to explain how a designated safe pedestrian

route, which is the shortest possible distance, between the drop-off/collection point and the school entrance is being provided, and whether there will be any modification to these spaces to provide sheltered, accessible waiting spaces.

SUBMISSION

Full details of the information submitted, and further commentary is included within the table below.

Condition No.	Submitted Information
16	J1799 Meadows Academy RSA 3 Report
23	TVC0024-HYD-XX-XX-RP-C-7500 SuDS Verification Report P01
26	260520-D001- Meadow High School Parking Design Management Plan
27	260520-D002- Meadow High School Delivery and Servicing Plan
28	260520-D001- Meadow High School Parking Design Management Plan

(Table 1.1: Schedule of information submitted with this application)

In addition to the information noted in Table 1.1 above the following documents have been submitted electronically via the Planning Portal (Ref: PP-15068284).

- Application form
- Covering Letter (this letter)

In accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, as amended, an application fee of £309 plus a £91 service charge, has been calculated. Payment of the application fee has been made to the Planning Portal and will be paid direct to the Council by the Planning Portal.

We trust that you will find this application to be in order. Should you require any additional information or clarification please do not hesitate to contact the writer.

Yours sincerely,



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