Planning Statement

Harlington School, Pinkwell Lane, Hays, UB3 1PB

Proposal: *Demolition of existing buildings and construction of a new 8FE school including public library, sixth form classrooms, new NP/ASD/SRP department, adult education classrooms, outdoor and indoor sport and recreation facilities, and associated landscaping and refuse stores/collection points.*

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1 Introduction

1.1. Vail Williams LLP has produced this Planning Statement on behalf of our clients, Wates Construction, in support of the application for a new school, adult education, library and sport facilities proposed at the Harlington Secondary School, Hayes.

1.2. This application follows pre-application discussions with the London Borough of Hillingdon (LBH) officers. Due to established need, the proposal seeks to increase the size of the school from the existing 6.5 FE to 8 FE.

1.3. The proposal includes specialist need provision through a new NP/ASD/SRP department as well as Sixth Form provision and adult education classrooms. Therefore, enhancing both the quality and capacity of this established educational facility.

1.4. In addition to the main education uses on this site, the proposal includes the re-provision of a public library, sports hall and outdoor sporting facilities. This will be available for community use and provide added benefits to the surrounding area through new and improved community facilities which will be made available for public use.

1.5. The proposed development at Harlington School will enable significant improvements to existing site that will benefit the wider community, both through increased secondary education provision as well as improved community and specialist educational facilities.

1.6. This Planning Statement will outline the relevant planning considerations and assess the proposed development against them.

1.7. The planning application is supported by a number of documents as follows:

- Design and Access Statement prepared by LSI Architects
- Architect Plans prepared by LSI Architects
- Landscaping Plans prepared by Ares Landscape Architects
- Travel Plan, prepared by Harlington School
- Transport Assessment prepared by Curtins
- Service and Delivery Plan prepared by Curtins
- Drainage Strategy prepared by AKSWard
- Flood Risk Assessment prepared by AKSWard
- Desk Study and Preliminary Risk Assessment prepared by Soils
- Energy & Sustainability Strategy prepared by Method Consulting
- Lighting Scheme prepared by Method Consulting
- Preliminary Ecology Assessment prepared by PC Enviro
- Arboricultural Survey prepared by PC Enviro
- Noise Impact Assessment prepared by Hann Tucker Associates
- Air Quality Statement prepared by Stroma

2 Site Context

2.1. Harlington Secondary School is a 6.5FE comprehensive state school, currently providing for the educational needs for all abilities of secondary aged children. The school currently accommodates for 1,155 pupils including 206 pupils with special education needs and employs 125 FTE teaching staff.

2.2. The school is located in the southern part of the LBH, South-west of Hayes Town and North of the M4, between Junction 4 and 3.

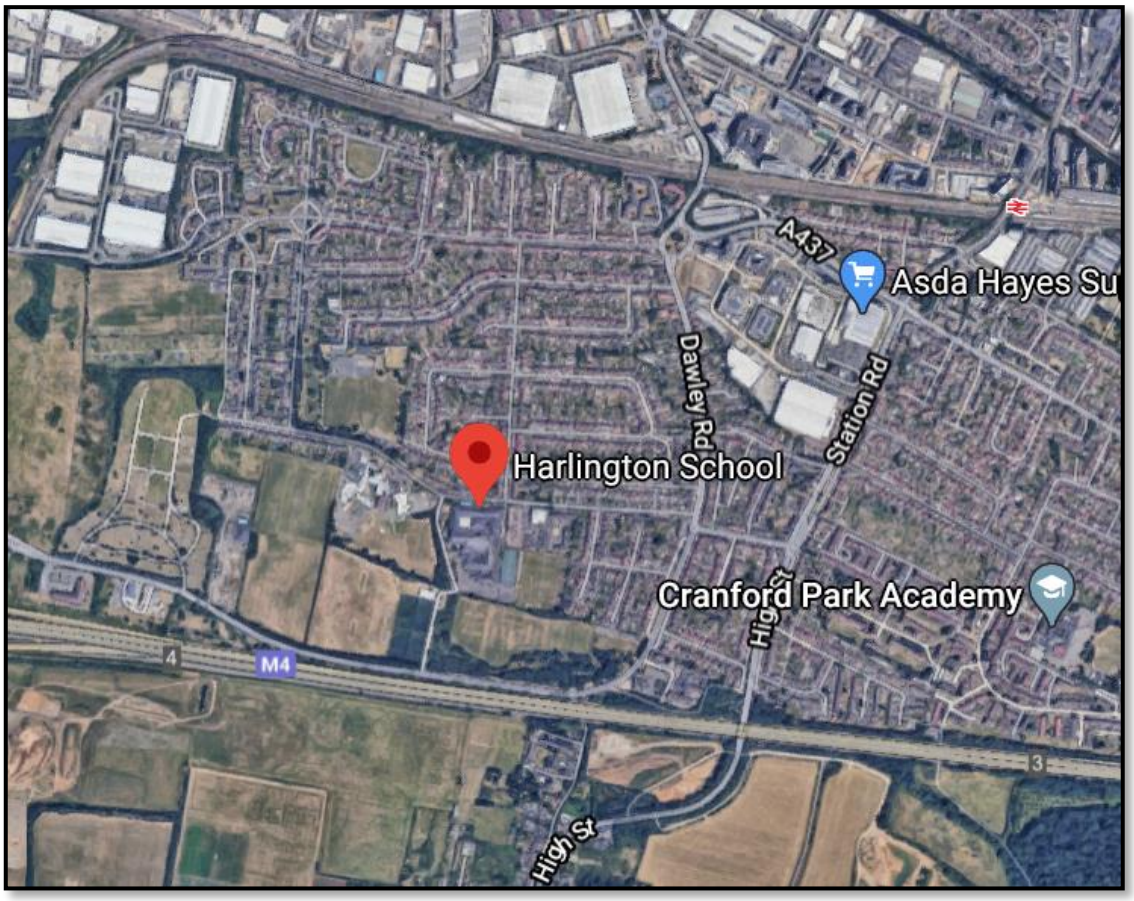


Figure 1: Site Location (Source: Google Maps)

2.3. The site measures 4.3 ha and consists of a single storey school building, located in the west of the site, which also includes a sports hall and public library. The school building has a total gross internal floor area (GIA) of 10,678sqm. The remainder of the site comprises hard and soft pitches and play areas.

2.4. Pedestrian and cycle access to the school is from Pinkwell Lane. The main car park, accessed from Dudley Place, provides 103 parking spaces for staff in the main car park, including 4 disabled access spaces. An additional 16 spaces are provided in the western car park off Pinkwell Lane along with three minibus garages and a service area. The school playground can facilitate 50 overflow car parking spaces, used during evenings and weekends as required.

2.5. There are currently 15 covered cycle stands and 53 uncovered cycle stands on site. This equates to 136 cycle parking spaces in total as one stand provides parking for two bikes.

2.6. As shown on Figure 1, the existing outdoor sport and recreation provision for this site is located within the South-west of the site as well as additional sport provision on land adjoining the site to

the South-east. This land to the South-east is under the school's ownership, for use by the school as well as GOALS Heathrow; a five-aside football club providing community sport provision for all ages and abilities. The GOALS site is accessed from Shepiston Lane which runs north to south, along the western site boundary, and provides access to the school playground for overspill parking.

Site Constraints & Opportunities

2.7. The site is located within an urban area close to residential development and benefits from existing pedestrian and cycle access. Therefore, the school site is well located within the Borough for servicing the local community with established access for pupils, staff and local residents.

2.8. The Harlington Young People's Centre and Hillingdon Autistic Care and Support Centre is located to the East of the site, accessed from Dudley Place and fronting Pinkwell Lane.

2.9. Immediately to the West of the site is Pinkwell Primary School. This primary school is operational from 8:30am-3:20pm whilst Harlington Secondary school is operational from 8am-2:40pm. This helps to manage pick-up and drop-off peak traffic flows.

2.10. Adjoining the site to the South is Metropolitan Green Belt land. The GOALS sport pitches to the South-west of the site are within the green belt hence, this application has not sought to develop on that area of the site.

2.11. The site is within the Hillingdon Air Quality Management Area (AQMA) and adjacent to the M4 Corridor Focus Area for improving poor air quality.

2.12. To the South of the site is the Harlington Archaeological Priority Area designation. There is concern that the site is potentially contaminated from landfill.

2.13. The site is within flood zone 1 which means there is a low probability of however, the site area exceeds 1ha and therefore, this application is accompanied by a Flood Risk Assessment, in accordance with Environmental Agency (EA) requirements.

2.14. There are no known ecology designations within or adjoining the site, that might be impacted as a result of the proposed development. The site boundaries are lined with existing hedgerow and trees which provide natural screening onto the site from the surrounding areas.

3 Planning History

3.1. The following planning history relating to the Harlington Community School is available on the London Borough of Hillingdon Planning Search:

Land at Harlington Community School, Pinkwell Lane, Hayes

3.2. Ref: 18948/app/2000/2298 *Erection of 40 dwellings, youth centre and nursery together with internet cafe/adult education and toilet block extensions to existing school*. Approved 13-02-02. No supporting documents available online.

3.3. Ref: 18948/APP/2000/2427 *Formation of an all-weather sports centre comprising all-weather floodlit pitches, pavilion/changing room facilities, new site access from Shepiston lane and associated car parking.* Approved 22-03-05. No supporting documents available online.

3.4. Ref: 18948/APP/2002/542. *Details of landscape management in compliance with condition 13 of planning permission ref.18948/app/2000/ 2298 dated 13/02/2002.* Approved 03.07.02. No supporting documents available online.

3.5. Ref: 18948/APP/2002/654. *Details of landscaping scheme in compliance with condition 3 of planning permission ref.18948/app/2000/2298 dated 13/02/2002*. Approved 07.05.04. No supporting documents available online.

3.6. Ref: 18948/APP/2002/792. *Details of site drainage system in compliance with condition 6 of planning permission ref.18948/app/2000/2298 dated 13/02/2002.* Approved 29.07.02. No supporting documents available online.

3.7. Ref: 18948/APP/2002/864. Details of materials in compliance with condition 9 of planning permission ref. 18948/app/2000/2298 dated 13/02/2002. Approved 30.05.03. No supporting documents available online.

3.8. Ref: 18948/APP/2002/1526. *Details of landscaping scheme (youth centre and nursery) in compliance with condition 3 of planning permission ref. 18948/app/2000/2298 dated 13/02/2002*. Approved 15.02.05. No supporting documents available online.

3.9. Ref: 18948/APP/2002/1573. *Details of landscaping scheme (internet cafe/adult education centre extension) in compliance with condition 3 of planning permission ref.18948/app/2000/2298 dated 13/02/2002.* Approved 01.10.02. No supporting documents available online.

3.10. Ref: 18948/APP/2002/2270. *Details of landscape maintenance and landscaping scheme (dwellings) in compliance with conditions 2 and 3 of planning permission ref.18948/app/2000/2298 dated 13/02/2002.* Approved 15.02.05. No supporting documents available online.

3.11. Ref: 18948/APP/2004/290. *Erection of a 13.5 metre high 20k Wind Turbine on a 4.5metre x 4.5 metre base (overall height 18.5 metre).* Withdrawn 25.10.05.

3.12. Ref: 18948/APP/2005/2995. *Erection of two wind turbines on 9 metre high towers (overall height 12.5 metres).* Approved 03.02.05.

3.13. The above application is relating to the area of land to the south-east of Harlington School, within the landownership of the school but not within the redline boundary of this current application. Plans showing the proposed location and detail of the turbines are available online.

3.14. Ref: 18948/APP/2006/824. *Details of site survey re: contamination levels, conditions 3 & 4 of planning permission ref:18948/app/2005/2995.* Approved 08.05.06.

Land South of Harlington Community School Pinkwell Lane Hayes

3.15. Ref: 18948/APP/2005/2085. *Details of materials in compliance with condition 3 of planning permission ref: 18948/app/2000/2427 dated 23/03/2005. Conditions* not Discharged 10.08.05. Reason: details not submitted prior to development commencing therefore conditions could not be formally discharged however, decision notice dated 25.08.05 confirms that the LPA will not take enforcement action on this breach.

3.16. Ref: 18948/APP/2005/2199. *Details of site drainage system; in compliance with condition 4 of planning permission ref:18948/app/2000/2427, dated 22/03/2005.* Approved 26.09.05.

Land forming part of Harlington Community School Pinkwell Lane Hayes

3.17. Ref: 18948/APP/2001/2693 *Erection of one dwelling house attached to block 2.* Approved 28-02-02. No supporting documents available online.

4 Pre-application Advice

4.1. Prior to submitting this application, two pre-application meetings have been undertaken which relate to the proposal for a new school on this site.

4.2. The first sought advice on a proposal similar to this but for a 6.5FE school (ref: 18948/PRC/2017/204). This pre-application was undertaken early 2019 and pre-dates Wates' involvement in the scheme. The response from LBH on this first pre-application, dated 15th February 2019, established a principle for development for a new school facility on this site.

4.3. A second pre-application was undertaken more recently in relation to the current proposal for an 8FE school and associated development (ref: 18948/PRC/2020/97).

4.4. The written response received from the council dated 7th July, raised comment on the strong street presence of the existing school building as well as its distance from residents on Dudley Place and Oakington Avenue to the East and Green Belt to the South. There was concern that the proposed location of the replacement school would bring activity closer to neighbouring residents and the Green Belt (GB).

4.5. Following this, the project team has revised the plans to move the school an additional 5m from residents at Dudley Place. Correspondence from the Head of Planning was received on 20th July 2020 to provide feedback on the revised sketch plan. This welcomed an additional 5m setback from the residential boundary, to create a 25-26 metre buffer between the school building and neighbouring properties to the North and East of the site.

4.6. Feedback was also provided that the formal submission should provide clear explanation of the public access to the new library and adult education facility, which form part of the main building, and how the access route is designed and managed for safeguarding purposes.

4.7. This pre-application advice received from the London Borough of Hillingdon has been addressed as part of the finalised design strategy and landscaping proposal, in order to minimise impact on the neighbouring residents and the openness of the adjoining Green Belt as well as mitigate against the loss of street presence on Pinkwell Lane. This is set out in accordance with planning policy below and demonstrated through the Design and Access Statement, plans and supporting evidence base submitted as part of this application.

5 Proposed Development

5.1. This application relates to the following proposed development:

> *Demolition of existing buildings and construction of a new 8FE school including public library, sixth form classrooms, new NP/ASD/SRP department, adult education classrooms, outdoor and indoor sport and recreation facilities, and associated landscaping and refuse stores/collection points.*

5.2. This proposal includes the following scope of works:

- Erection of a new 3 storey 8FE secondary school building to provide an increased provision of secondary school places for an additional 225 pupils and additional 10 FTE teaching staff
- Re-provision of Sixth Form department and adult education facility
- Re-provision of Special Educational Needs (SEN) department for an additional 15 pupils to include Autistic Spectrum Disorder (ASD), Nurture Provision (NP) and Specialist resourced Provision (SRP) located on the ground floor of the new 3 storey school building with separate access;
- Re-provision of a public library located on the ground floor of the new 3 storey school building and with a separate access;
- Erection of a new single storey sports building which will also be made open to the community, including changing facilities and a fitness studio;
- Associated development including hard and soft sports pitches and landscaping enhancements, roof mounted solar PV panels, a new minibus drop off/pick up area to

service the SEN facility, additional undercover cycle parking storage and, secure refuse compound with associated access.

5.3. The new school building and indoor sport centre are located on the south-eastern part of the site. This will enable the existing school to remain operational until the new school is built. Once operational, the old school building will be demolished and replaced with the re-provision of outdoor sport pitches.

5.4. The proposal includes the following indoor and outdoor sporting facilities:

- Replacement MUGA – permeable asphalt surface sized 55.3m x 79m with 3m height weldmesh sports rebound fencing and lighting to accommodate;
    - 4 No tennis courts to LTA guidance, including run-offs
    - 4 No MUGA ballcourts to Sport England guidance
    - 1 No 9v9 footpath pitch to FA guidance
    - Courts include; permeable asphalt surface with
- Replacement Sports Field – Grass area to specification to match existing sports field in accordance with Agronomist Report, 105m x 91m to accommodate;
    - 1 No full size 11v11 football pitch to FA guidance, including run-offs
- Replacement Sports Hall to accommodate;
    - 1 no Basketball court
    - 1 no Futsal pitch
    - 4 no Badminton courts

5.5. The application does not seek to change the existing parking provision on site for staff and students, and the existing access onto site from Pinkwell Lane, Dudley Place and Shepiston Lane, will be retained.

Review of Alternative Development Options

5.6. In 2016, the Department for Education (DfE) undertook a review of the existing buildings to assess options to improve the education facilities on the site. Initial options were to refurbish the existing school, including substantial repairs and upgrade to the roof, which is in need of repair, or provide a replacement new build school.

5.7. Detailed inspections and surveys were carried out on the existing school building to explore an option to install a replacement lightweight roof. Issues with the existing roof structure and process required to safely remove and replace this, led to a significant increase in costs and the new roof would have an estimated life span of just 15 years, after which a further new roof would need to be constructed or the building replaced. This limited lifespan made the refurbishment an unviable option, therefore new build options were explored.

5.8. Various options to provide a replacement new build school were assessed, contingent on the school remaining operational throughout construction.

5.9. The high costs of providing suitable temporary accommodation for a school and community facility of this size would have significantly increased costs, making the redevelopment of the existing site unviable. Therefore, the decision was taken to proceed with a new build on the existing sports pitches in the east of the site.

5.10. Once the current, preferred option had been confirmed, the need for school places was such that an increase in the size of school by 1.5 FE would be required as well as a replacement NP/ASD/SRP unit and the re-provision of the adult education and library.

6 The National Planning Policy Framework

6.1. The NPPF (2019) sets out the Government's planning policy framework for England and provides guidance on plan-making and decision-taking processes at a local level. The NPPF (2019) is a material consideration for this application.

6.2. **Chapter 2 of the NPPF (2019) 'Achieving sustainable development'** states that to achieve sustainable development, the planning system should positively pursue economic, social and environmental objectives (para.8). Accordingly decisions should seek to guide development towards sustainable solutions taking into account local circumstances and reflecting the character needs an opportunity of that area (para.9). At the heart of the framework there is a presumption in favour of sustainable development (para.10).

6.3. Aligning with the three overarching objectives of sustainable development set out in paragraph 8 of the NPPF (2019), this application seeks to improve the provision of community and educational facilities, supporting the sustainable growth of the Borough, whilst also contributing to protection and enhancement of the natural and built environment. This has been achieved through high-quality design and careful consideration of the site context and environs. It is considered therefore, that this proposal represents sustainable development. This is demonstrated through the supporting evidence base submitted as part this planning application and summarised through this report, in line with national and local planning policy context and aspirations for achieving sustainable development.

6.4. Particularly relevant to this application proposal are the following chapters of the NPPF (2019):

6.5. **Chapter 8 'Promoting healthy and safe communities'** supports the provision of services which meet community needs, including through a sufficient choice of school places. LPA's should take a proactive, positive and collaborative approach to meeting this need by (para.94):

> "a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
>
> b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted."

6.6. In regard to new development on existing open space, sports and recreation land, this should be avoided unless (para. 97):

> *"a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
>
> *b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
>
> *c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use."*

6.7. **Chapter 9 'Promoting sustainable transport'** seeks to ensure that development does not result in an unacceptable impact on highways safety or serve impact on the road network (para.109). Accordingly, applications should (para.110):

> ***"****a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality*

public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;

b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;

c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;

d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and

e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations"

6.8. This application is supported by a both a Travel Plan and Transport Statement, in accordance with paragraph 111 of the NPPF (2019). These supporting documents assess the impacts of development on travel movement and address criteria set out above (paragraph 110 of the NPPF). Therefore, demonstrating that this proposal encourages and delivers on sustainable transport needs for the local community and users of the school site. The key findings are summarising in the following sections of this report.

6.9. **Chapter 12 'Achieving well-designed places'** places fundamental importance on achieving high quality design, as a key aspect of sustainable development (para.124). The evolution and assessment of a proposal should consider design quality at the earliest stage of development through discussions with the local planning authority (LPA) and local community. Where it can be demonstrated that early proactive and effective engagement has been undertaken with the community, these proposals should be looked upon more favourably (para 128).

6.10. This proposal has sought pre-application advice from the LPA as well as undertaken public consultation, prior to finalising the design for submission. These early engagements have informed the design strategy for development, ensure the delivery of a high-quality and inclusive development. Further details demonstrating the design process and evolution are set out within the Design and Access Statement, submitted as part of this application and summarised in the following sections of this report.

6.11. **Chapter 13 'Protecting Green Belt land'** protects designated Green Belt land which fundamentally seeks to prevent urban sprawl by keeping land permanently open (para.133). When assessing applications which affect the Green Belt, LPA's are required to give substantial weight to any harm on the Green Belt, as a result of inappropriate development (para.143-4).

6.12. Whilst not within the defined Green Belt, the application site adjoins Green Belt to the South and therefore, must consider its impact on the openness of the green belt.

6.13. A Visual Impact Analysis prepared by Area Landscape Architects provides analysis of the proposed development on views from the Green Belt. This demonstrates little visual impact due to existing mature trees and hedgerows on the site boundaries which screen the new building. Further detail summarising this assessment are set out in the following sections of this report.

7 Local Planning Policy

London Borough of Hillingdon Adopted Development Plan

7.1. The LBH Development Plan consists of: The Local Plan Part 1 'Strategic Polices' (2012) (HCLP Part 1); The Local Plan Part 2 'Development Management Polices (2020) (HCLP Part 2 DMP); The Local Plan

Part 2 'Sites Allocations and Designations (2020) (HCLP Part 2 SAD); The London Plan Consolidated With Alterations (2016), and; the West London Waste Plan (2015).

7.2. In addition to the Adopted Development Plan, the emerging draft London Plan (Intent to Publish (ITP) 2019 version) is a material consideration for development.

7.3. Other key documents relevant to this application include:

- Accessible Hillingdon Supplementary Planning Document (September 2017);
- The Mayor's Supplementary Planning Guidance on Sustainable Design and Construction (2014);
- Sport England Playing Fields Policy and Guidance (March 2018).

Principle of Development

7.4. HCLP Part 1 (2012) policy **CI1: Community Infrastructure Provision** seeks to ensure that community and social infrastructure is provided in the borough, to meet the needs of existing and future populations. The policy sets out 10 ways in which the council will meet this need which include:

> *"…2. Supporting the retention and enhancement of existing community facilities;*
>
> *3. Supporting extensions to existing schools and the development of new schools and youth facilities;*
>
> *4. Encouraging the development of multi-purpose facilities that can provide a range of services and facilities to the community at one accessible location; …"*

7.5. HCLP Part 2 DMP (2020) policy **DMCI: 1A 'Development of New Education Floorspace'** provides 4 criteria against which proposal for new schools and school expansions are assessed:

- Criteria A relates to the size, location and suitability of the site, to accommodate for the proposal and taking into account its compatibility with the surrounding area and policy considerations.
- Criteria B relates to impact on open green space taking into account the area's character, existing open space provisions and whether the school has a sufficient provision for outdoor recreation and sporting activity.
- Criteria C relates to the location and accessibility of the site in relation to transport and highways matters and the intended catchment area for the school.
- Criteria D relates to building design contributing towards the requirement for schools to be zero carbon.

7.6. London Plan **Policy 3.16 Protection and enhancement of social infrastructure** supports proposals for high quality social infrastructure which contribute to an identified need. These facilities should be accessible for all abilities and within a suitable location for walking, cycling and public transport. The policy encourages the multiple use of premises, wherever possible.

7.7. London Plan **Policy 3.18 Education Facilities** supports proposals which seek to enhance education and skill provision. This includes through the provision of new build development and expansion of existing facilities. The policy states that proposals which address the projected shortage of secondary school places will be encouraged as will proposals which *"maximise the extended or multiple use of educational facilities for community or recreational use."*

7.8. Draft London Plan ITP **Policy S3** (December 2019) sets out criteria for education and childcare development, to support proposals which are:

- located in an area of identified need;
- accessibly location with good public transport, pedestrian and cycle links;
- set back from busy roads with traffic calming measures at entrances;
- multi-use facilities to provide community, recreation and educational uses to the schools, colleges, sports providers and community;
- accessible and inclusive through design to cater for all abilities;
- located next to parks or green spaces, incorporating suitable, accessible outdoor space.

7.9. The polices outlined above provide a strong support for the principle of a school development. Specifically, this is because the proposed development is contributing to meeting an identified need for secondary school provision in the South of the borough as well as providing community facility benefits to the wider community including the public library, indoor and outdoor sporting provision, Special Educational Needs (SEN) provision and Sixth Form department.

7.10. This application proposes an overall increase in the total gross internal floor area (GIFA) to 11,705sqm, providing space for an additional 1.5FE secondary school provision as well as significant improvements to the existing facilities on site. This will benefit the local community in terms improved educational and community infrastructure.

Other Planning Policy Considerations

7.11. Appendix 2 'Planning Policy Table' sets out key planning policies which have been considered as part of this proposal; to develop a scheme which is in keeping with its local context and aspirations of the LBH's Development Plan. These planning policies cover a range of topics which relate to the sustainable development of a new replacement educational/community facility in this locality.

7.12. The following section provides an overview of each topic area relevant to the proposed development; assessing this against planning policy set Appendix 2, to demonstrate how key policy requirements have been addressed:

Air Quality

7.13. The site's locality within an Area Quality Management Area and near to M4 Air Quality Focus Area and the Hayes Air Quality Focus Area, makes air quality is a key consideration for development. This is because the area has existing poor air quality.

7.14. The new Air Quality Action Plan (AQAP) (2019) sets out the borough's agreed actions for improving air quality over the plan period to 2024. This requires all schools to have Travel Plans and encourages the use of green infrastructure near to school sites. A priority action for this AQAP is to reduce public exposure and improve air quality around schools.

7.15. In accordance with **Policy EMS** of the HCLP Part 1, **Policy DMEI 14** of the HCLP Part 2 and **Policy 7.14** of the London Plan (2016), an Air Quality Impact Assessment is being prepared by Stroma. This will be submitted in due course and will model the impact of traffic changes to assess the air quality impact resulting from development, using the methodology set out in the Air Quality Statement. Where the proposal is not found to be air quality neutral, mitigation measures will be provided to meet this requirement and reduce exposure to poor air quality.

Biodiversity

7.16. A Preliminary Ecological Appraisal (PEA), prepared by PC Enviro, confirms that there are no designated sites within proximity of the site that with be affected by the proposed development and recommends that no further survey work would be required on this site, at the time of carrying out their survey, to support the proposal for a new school development.

7.17. In accordance with **Policy DMEI 7** of the HCLP Part 2 and **Policy 7.19** of the London Plan (2016) and aligning with the recommendations set out in the PEA, this proposal seeks to retain and enhance existing features of biodiversity on-site, as demonstrated in the Landscaping Illustrative Masterplan (ref: 102451-ALA-00-XX-DR-L-0001).

Building Design

7.18. High-quality and sustainable design is a key requirement for new development in the borough. The Design and Access Statement, prepared by LSI Architects sets out the evolution of the design process for this development, aligning with the principles of good design in **Policy DMHB 11**.

7.19. Paragraph 5.38 of the HCLP Part 2 provides supporting text for **Policy DMHB 11** stating that *"A minimum of 21 metres separation distance between windows of habitable rooms will be required to maintain levels of privacy and to prevent the possibility of overlooking."*

7.20. In this regard, the scheme has maintained a distance in excess of this requirement, proposing a 25m buffer between the new school building and neighbouring residential properties to the North and East.

7.21. **Policy 7.4** of the London Plan (2016) and **Policy DMHB 11** place emphasis on good-quality design, in keeping with the local context and site surrounds. This includes through maintaining a strong street presence and appropriate landscaping.

7.22. Whilst, this proposal involves a loss of street presence through the re-positioning of main school building to the South of the site, significant steps have been taken to improve visibility of the new building and a new tree-line path is proposed to provide direct pedestrian access from the main entrance to the school building and sports halls.

7.23. In accordance with **Policy 7.3** of the London Plan (2016) and **Policy DMBH 15** of the HCLP Part 2, the building layout has been designed to accommodate the appropriate mix of uses proposed so that the building works as a functional, accessible and scape space for people of all abilities.

7.24. The provision of the library and adult education facility on the ground floor provides separate access which is clearly sign posted from Pinkwell Lane. There is also a separate access proposed for the ASD and SEN/SRP department located on the ground floor with a private outdoor SEN provision to the north east of the site. This provides a quiet and safe learning space for SEN pupils, separate from the main school teaching block and louder playground, located to the south of the school.

7.25. Each building entrance has been designed so that it can be seen from a distance using setbacks in the building façade and colour changes and include signage so that visitors can clearly identify which entrance they need to use.

Carbon Emissions

7.26. The accordance with **Policy 5.2** of the London Plan, the proposed development is contributing to minimising carbon dioxide emissions in the following ways:

Be Lean: Low u-values, efficient lights and mixed-mode ventilation strategy will be incorporated into development resulting in a 17.2% reduction in energy efficiency over the Part L 2013 national baseline

Be Green: 70.4kWp PV array installed onto the roof of the main school building will achieve a 23.2% reduction in CO2 emissions comparted to the be lean case above.

7.27. These strategies will result in cumulative on-site CO2 savings of 36.4% over the Part L 2013 baseline therefore, demonstrating that development can achieve the required 35% improvement over the Target Emission Rate, accordance with **Policy 5.2 of the London Plan**.

7.28. There are no adopted BREEAM standards for energy in the borough.

7.29. In accordance with **Policy 5.6** of the London Plan and **Policy DMEI 2** of the HCLP Part 2, the Energy and Sustainability Strategy prepared by Method Consulting evaluated infrastructure for on-site energy provision. The most suitable option was to propose a site-wide heating system which will be served by ultra-low NOx high efficiency gas boilers and ultra-low NOx high efficiency direct gas fired water heaters. There are no district heating networks available for the development to connect to however, the development will be future proofed to accommodate any future expansion of a local heat network.

7.30. Opportunities for low/zero carbon technology or the use of CHP was not deemed suitable or beneficial for this site.

Green Infrastructure and Landscaping

7.31. The landscaping scheme for this proposal has been prepared by Ares Landscape Architects. In accordance with **Policy DMHB 14** of the HCLP Part 2, this illustrates the retention and enhancement of biodiversity and trees of merit on site and includes a mix of hard and soft landscaping which seeks to enhance biodiversity and provide amenity value. This includes additional landscaping along the pedestrian access route from Pinkwell Lane to the main school building and increased buffer planting along the north eastern boundary, adjoining Dudley Place.

7.32. There are no Tree Preservation Orders within or adjoining the site. The proposal seeks to remove 5 trees within the site boundary, plotted 33-37 on the Tree Constraints Plan in Appendix 2 of the Arboricultural Survey, prepared by PC Enviro. These trees are small and of relatively low ecological value. The Arboricultural Survey identifies these trees are category C – *trees with low quality and value.*

7.33. **Policy DME1** of the HCLP Part 2 requires new development to incorporate living roofs and/or walls into development. Where this cannot be provided, suitable justification should be provided and the application may instead be required to contribution to offsite provision. Options to incorporate a green wall/roof onto the proposed buildings were explored. However, due to limited space on the roofs resulting for the proposed roof-mounted solar PV panels and costs associated with maintaining a green wall provision on the buildings proposed, this was not viable.

7.34. In accordance with **Policy G5** of the draft London Plan (Intend to Publish), the proposal will maintain an urban greening factor of 0.3, as demonstrated in the Table 1.

Table 1: Urban Greening Factor

Improved Proposals =

surface type	area (m2)	factor	value
standard trees	93	0.6	55.8
amenity grass land	17605	0.4	7042
SW sports field	30580	0.4	12232
permeable paving	4420	0.1	442
additional meadow	2555	1	2555

22326.8	/Total area	73591

URBAN GREENING FACTOR = **0.3033904**

7.35. This is achieved through the inclusion of the SW sport field which is within the school's ownership as well as landscaping improvements including replacing areas of grass seed with a bio-diverse meadow seed mix.

Green Belt

7.36. The National Planning Policy Framework Chapter 13, **Policy EM2** of the HCLP Part 1 and **Policy 7.16** of the London Plan (2019) protect London's Green Belt against inappropriate development in the unless where very special circumstances exist. The locality of the Green Belt to the South of the site is a key policy consideration for this proposal as it could affect the openness of the adjoining Green Belt land.

7.37. In addition, **Policy DME1 6** of the HCLP Part 2 requires new development adjacent to the Green Belt to utilise extensive peripheral landscaping on site boundaries adjoining the Green Belt.

7.38. There is already significant boundary landscaping along the southern boundary of the site, adjoining the Green Belt land, as demonstrated in the Visual Impact Analysis, prepared by Ares Landscape Architects. This demonstrates little visual impact of the proposed development on surrounding areas of Green Belt to the South of the site. The appropriate use of building materials and minor level changes further helps to reduce the visibility of development from these areas.

Land Contamination

7.39. In accordance with **Policy EM8** of the HCLP Part 1, **DMEI 12** of the HCLP Part 2 and **Policy 5.21** of the London Plan (2016), a Desk Study and Preliminary Risk Assessment has been undertaken by Soils to accompany this application. This includes information on the past uses of the site and surrounding area in terms of its physical, historical and environmental setting and draws conclusion for a further phase of intrusive investigation to be carried out.

Noise

7.40. To the North of the school site is the M4 corridor and Heathrow Airport. The impact of noise generated from these transport infrastructures is a consideration for a school development.

7.41. In accordance with **Policy 7.15** of the London Plan (2016) and **Policy EM8** (HCLP Part 1), a Noise Impact prepared by Hann Tucker Associates, to inform this proposed school development. This sets out the street level environmental noise climate surrounding the site and proposed a ventilation strategy to mitigate impacts of noise.

Sport Provision

7.42. The development is proposed on land currently used as a playing field, as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595).

7.43. In this regard, development which would lead to the loss of, or prejudice to the use of playing fields, is not supported by Sport England unless it meets with one of the five exceptions set out in the Sport England Playing Fields Policy document, dated March 2018. Specific to this proposal is Exception 5:

> *The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.*

7.44. In accordance with **Policy EM5** of the HCLP Part 1 and **Policy S5** of the London Plan (Intend to Publish) (2019), the proposal will provide enhancement to quality of indoor and outdoor sport provision, comparative to the existing facilities. Details of the proposed sport facilities are set out in the Proposed Sport Provision Plan (ref: 102451-ALA-00-XX-DR-L-0019).

7.45. Contrary to **part C of Policy S5** of the London Plan (ITP 2019), this proposal will result in a net loss of 486m2. However in line with criteria 2 and 3 of this policy, it is considered that the development for

an alternative re-provision of sports and recreation facilities will provide benefits which clearly outweigh the loss of the current use. Most notably through the re-provision and enhancement to the quality for this sport provision as well as increased usage throughout the year from increase hard surface facilities.

Transport and Highways

7.46. In accordance with **Policy DMT 1** of the HCLP Part 2, a Transport Statement has been prepared by Curtins to support this application. In line with local policy, this demonstrates that the site is easily accessible for pedestrians, cyclists and public transport users, identifying existing cycle and pedestrians' routes to key destinations within the vicinity of the site such as Hayes and Harlington Station, Hays town centre, and dense pupil residency areas. These routes are assessed against the 10 Healthy Streets Indicators, as shown in Figure 2:

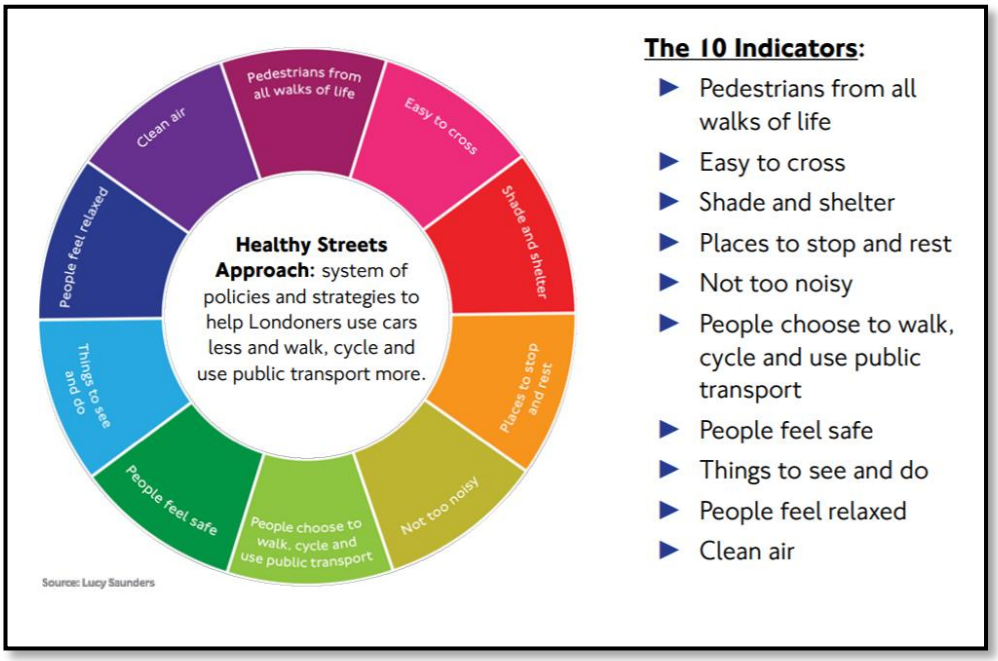


Figure 2: The 10 Healthy Streets Indicators (Source: Healthy Streets Explained TfL)

7.47. Accordingly, Curtins TS illustrates the opportunity for safe, convenient and inclusive accessibility to and from the development and reduces reliance on car use.

7.48. The TS addresses delivery, servicing and drop-off provision on site which will be retained. The proposal will also include improvements to the drop-off and collection provision for students with special educational needs and a swept path analysis of this is provided in appendix D of the TS.

7.49. In accordance with **Policy DMT2** of the HCLP Part 2 and **Policy 6.3** of the London Plan, the TS assesses trip generation for the school site. This forecasts the trip generation in relation to the proposed and existing pupil and staff numbers. This assumes a worst-case scenario whereby each pupil would be travelling individual however, there it is expected that some pupils will lift share to and from school with siblings and/or other parents/guardians. The findings suggest that the proposal will result in a net increase of 276 trips during peak hours (at the start and end of the school day) as shown in Table 7.3 of accompanying TS.

7.50. The increase in bus trips equates to approximately 10% of the total bus capacity. The number of pupils travelling to school via bus is expected to reduce in line with the School's Travel Plan, which sets out measures to increase active modes of travel to school therefore, reducing reliance on car and public transport modes.

7.51. The existing drop-off provision has sufficient capacity to accommodate the increase in proposed drop-off demand, as demonstrated in the TS, therefore, the existing arrangements on site will remain un-changed. Again, this number is expected to reduce, in line with the School's Travel Plan.

7.52. A Delivery and Servicing Plan (DSP) and Construction Logistic Plan (CLP) have also been prepared by Curtins, in accordance with **Policy DMT1** of the HCLP Part 2.

7.53. Planning policy does not provide parking standards for school developments in London and each site should be individually assessed on its parking needs, in accordance with Appendix C of the HCLP Part 2. This application proposes to retain the existing parking provision as existing on site. The TS demonstrates that the existing parking does not often exceed 75% of its capacity and therefore, is sufficient for accommodating any additional parking on site as a result of the proposal.

7.54. In accordance with cycle standards set out in Appendix C of the HCLP Part 2, a total number of 151 cycle parking spaces will be provided.

7.55. The TS and supporting documents demonstrate that the proposed development will not adversely affect the local transport networks and is sustainably located, providing safe and inclusive access to and from the site for pupils and staff, in accordance with local planning policy for transport, as set out in Appendix 2.

Water Management and Drainage

7.56. **Policy DMEI 10** of the HCLP Part 2 sets out the requirements for new development in the borough to address water management, efficiency and quality. This includes through the provision of water efficiency measures and sustainable drainage provision aligning with **Policy 5.13** of the London Plan (2016).

7.57. In line with **Policy 5.12** of the London Plan (2016), a Flood Risk Assessment prepared by AKSW sets out the proposed drainage strategy for development. This includes the use of SuDS drainage techniques to manage surface water discharge and reduce the flow and volume of water runoff on site therefore, improving water quality. This will also reduce the risk of flood onsite.

7.58. The proposed SUDS on site will include tanked permeable paving, open water storage feature and a below ground cellular tank. Further information of this calculation is set out in the Drainage Strategy, prepared by ASKW which demonstrates how the drainage system will be designed to meet with the drainage hierarchy set out in **Policy 5.13** of the London Plan (2016):

1. Store rainwater for later use: High level swales are proposed to collect the runoff from hard landscape area, the water from the hardstanding will be taken up by the planting and removed from the outflow off the site.

2. Use infiltration techniques: Infiltration is not feasible on site due to the made ground over impermeable ground conditions and high water table.

3. Attenuate rainwater in ponds or open water features for gradual release: There is limited space available on site to utilise this method of attenuation. Small open features have been proposed on site. Pond or open water features: There large areas suitable on site to allow the installation of an open feature (pond) to attenuate the exceedance volumes.

4. Attenuate rainwater by storing in tanks or sealed water features for gradual release: Cellular tanks will be utilised to store surface water prior to a slow discharge off the site.

5. Discharge rainwater direct to a watercourse: There is no watercourse within the site boundary

6. Discharge rainwater to a surface water sewer/drain: The proposed solution is to discharge into the public surface water sewer at a limited flow rate

7. Discharge rainwater to combined sewer: Not required.

8 Statement of Community Involvement

Public Consultation

8.1. Early engagement with the LBH shaped the evolution of this proposal to ensure the delivery of a new educational and community facility that would provide improved outcomes for the local community. The first pre-application discussion with the LBH pre-dated Wates' involvement in the project and established a principle of development for a new school on this site.

8.2. More recently, a pre-application was undertaken by Wates which sought advice on the current proposed scheme. The LBH provided comprehensive feedback on the detailed elements of the scheme which have been addressed as part of the final submission documents to support this application, as outlined in the previous sections of this report.

8.3. Prior to submitted the formal planning application, steps were taken provide opportunity for local residents and stakeholders to feedback on the proposed scheme.

8.4. Figure 3 identifies the spatial check identified for a letter drop which sought to inform nearby residence of the emerging planning application, inviting them to provide comment on the proposed scheme via the online consultation website:

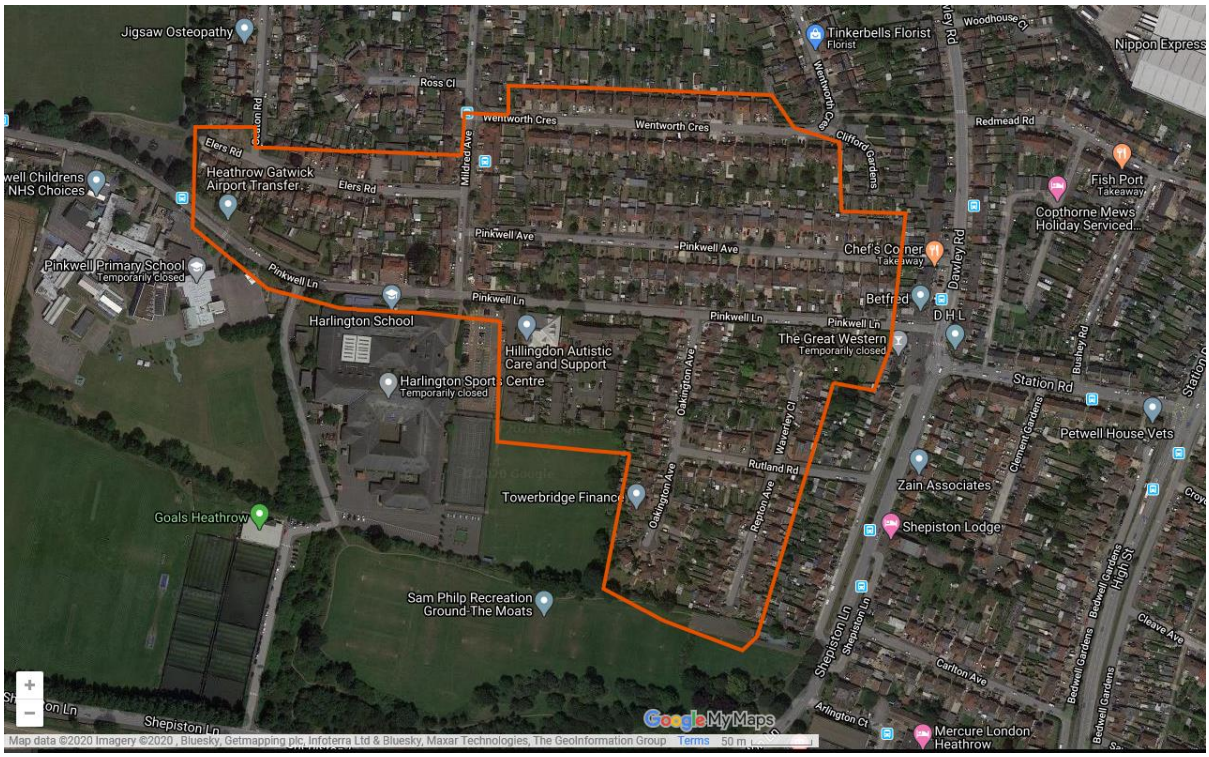


Figure 3: Spatial check for public consultation dated: 30/06/2020 (Source: Google Maps)

8.5. The consultation website was live between the 27th July 2020 and 3rd August 2020 and included information of the proposed development and an online questionnaire as well as contact information so that users could engage directly with the project team regarding any specific questions/ queries.

8.6. In total 19 comments where received and were largely positive with 94.7% of respondents supporting the redevelopment and the proposed design, form and layout of the proposed new school building. 78.9% of respondents stated they were likely to use the facilities at the new school, as set out in Appendix 3.

8.7. In addition, the website provided an online booked system for users to register their interest in a public drop-in session due to take place at the Harlington School on 30th July 2020. There was a limited response to the public drop-in session with only one person registering their interest in attending.

8.8. Therefore, the decision was taken to arrange a video call with this individual and not proceed with a formal drop-in session. However, they politely declined as they had not intended to submit interest in attending the proposed event.

8.9. Due to current restrictions relating to the on-going COVID-19 pandemic, it was not possible to hold informal drop-in sessions as this would not have safely allowed the appropriate measures to be taken to monitor the number and safety of attendees safely, in line with government guidance.

9 Development Considerations

9.1. Taking into consideration the key planning constraints relating to the proposed development, the following development considerations have been addressed as part of this proposal:

Need for school places

9.2. As set out in section 7, there is strong support for the principle of a school development, in planning policy terms. In addition to increased educational provision, the proposed scheme also includes the re-provision and improvement of community facilities such as the public library, adult education and indoor / outdoor sporting provision.

9.3. This need is supported by the Strategic Infrastructure Plan (SIP) (2017) which identifies a need for an additional 3 secondary school forms of entry (FE) in the south of the borough over the next 5 year plan period to 2021/22. This proposal will lead to an increase in FE from 6.5 to 8 therefore, contributing to meeting localised need for secondary education provision.

9.4. The building as existing is in poor repair with issues relating to the existing roof structure and damp proof course levels. Therefore, the costs associated with refurbishing and/or redeveloping the existing school would have made the project un-viable for the DfE to fund.

Development Location

9.5. The location of the proposed school has been the subject of some considerable review. The new school building and sports centre are proposed to be located on the South-eastern area of the site, which is currently utilised for outdoor sporting provision.

9.6. Location of the proposed new school on the existing school site has been discounted due to the need for the existing buildings to remain operational whilst the new school is built. Use of temporary buildings whilst the new school is constructed is economically unviable and would adversely impact on the quality of teaching space and delivery of the curriculum during construction. Further details on the evolution of the proposed strategy and reasons which justify the proposed location of the new school on the South-eastern area of this site, are provided within the Design and Statement.

9.7. This demonstrates how the proposed location of the new school will enable the current site to remain operational throughout construction, limiting impact on the teaching abilities and access to community facilities. The removal of the existing school once the new development is operational, will be enable the provision of improved outdoor sporting facilities.

9.8. The constraints of the site and its proximity to neighbouring uses has been acknowledged whilst drafting the current plans. These site constraints are illustrated in section 2.3 of the Design and Access Statement and include: proximity to neighbouring residents; green belt; main sewer; root protection zone; and continuation of the existing school operation during the build.

9.9. The proposed development responds to the site constraints as well as the DfE brief for the school as follows

- meets the operational and functional needs of the school;
- maintains at 25m metre buffer from the residential properties to the North and East;
- maintain a suitable proximity from the existing mature tree line along the southern boundary and open greenbelt land beyond this boundary;
- maintain a suitable distance from the mains sewer running North to South and associated easement requirements; and
- avoid development in the Green Belt on land within the school's ownership to the South-west of the site
- minimises the impact on the openness of the Green Belt

9.10. Taking all the above into consideration, it is considered that development location proposed for this site is both suitable and acceptable in planning terms. The proposed location makes the most effective use of the land available for development whilst maintaining and enhancing the re-provision and expansion of this community facility.

Impact on the Green Belt

9.11. Given the reasons outlined above, the new school development will be situated on land adjacent to the Green Belt (GB).

9.12. Detail on the site's visibility from and subsequent impact on, the GB is illustrated in the Visual Analysis, prepared by Ares Landscape Architects. This assesses the visual impact of development from seven viewpoints from various locations to the South of the site. Of these 7 viewpoints, only three recorded a negative which were:

View 1: Looking North/North West from the Sam Philp recreation ground (Minor Impact)

View 2: Looking North from the Sam Philp recreation ground (Minor Impact)

View 3: Looking North/North East from the Sam Philp recreation ground (Minor Impact)

9.13. These viewpoints are in closest proximity to the school site and were due to gaps in the vegetation boundary which gave some visibility.

9.14. The single storey sports building is proposed to be located closest to the GB. Whilst the main school building will be three-storey, this will be located North of the sports hall and of the same storey height as the residential flats on Dudley Place.

9.15. Significant consideration has been given to the design quality and materials used for this proposal. It is considered that the new buildings proposed are an improvement in terms of design quality, massing, scale and form, comparative to the current school building.

9.16. The materials palette is explained further in the Design and Access Statement and includes buff brick material on the ground floor facade and off white render on the first and second floor facades with coloured render features to break up the volume of the block.

9.17. The sports hall is proposed to include feature coloured metal cladding which will blend which the existing vegetation and trees along the Southern boundary towards the GB.

9.18. The visual impact of development is further mitigated by the existing trees and hedgerow along the southern border of the site which act as a natural screening to soften views from and onto the GB.

9.19. In addition, the removal of the existing building will provide significant improvements to the openness of GB on the western side of the site, enhancing views to the Sam Philp Recreation Ground (GB) and from Pinkwell Lane.

Presence on Pinkwell Lane

9.20. The proposed development will involve a loss of a building on Pinkwell Lane, which will be replaced with outdoor sporting pitches. The reasons for the location of the school within the site are detailed above and are due to viability and feasibility issues associated with replacing the school building in its current location. However, as illustrated on the CGI views (Figure 4.4 to 4.6 in the Design and Access Statement), the school will still be visible from the highway, utilising recessed colour cladding and signage to increase wayfinding from the site entrance on Pinkwell Lane to the main school building.

9.21. As demonstrated on the Landscaping Plan, a tree-lined avenue is proposed to run parallel to the access route from Pinkwell Lane to the school building entrance. This will act as wayfinder to direct people entering the site to the main school building.

9.22. Views of the green belt from Pinkwell Lane will also be improved as a result of the existing building being demolished. This will enhance views from Pinkwell Lane across the site to the Sam Philp Recreation Ground (GB).

Neighbouring Amenity

9.23. The proposed development has been designed to take into account the site constraints and proximity to neighbouring uses. To that end the proposed school building will be 25m from the neighbouring properties on Dudley Place and Oakington Avenue in excess of the 21m specified in Paragraph 5.38 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

9.24. The area proposed for the new school building currently comprises outdoor playing field, utilised by the school for recreational and sporting activities. Therefore, current noise levels and possible disturbances to neighbouring residence will already exist. The opportunity to move the main school building to this area will contain noise level within a building rather than an open field, and any significant levels outdoor activity will be limited to pick-up and drop-off times. Therefore, it is not considered that the proposal would result in an additional impact on neighbouring residents but rather will present opportunities to reduce noise level, through appropriate design and landscaping.

Sport Provisions

9.25. The development is proposed on land currently used as a playing field, as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595).

9.26. In accordance with Sport England's Playing Field Policy and Guidance (PFPG) (2018), Sport England will oppose planning permission for development which lead to the loss of, or prejudice the use of any playing field unless where it meets with one or more of 5 exceptions.

9.27. Pre-application advice was sought from Sport England (SE) to ensure early engagement with the development proposal and provide SE with the opportunity to comment prior to the formal application being submitted. The response from SE dated 1st July 2020 confirms that the proposed development has potential to meet with Exception 4 and/or 5 of the PFPG (2018). This is providing that suitable justification was provided to demonstrate that the proposed replacements would of equivalent quality to that existing.

9.28. The proposal includes the same sports provision as existing, including the re-provision of the undersized cricket pitch. In addition, in line with SE comments the proposal includes lighting to be installed which would provide community benefit by extending the use of the outdoor provision.

9.29. The existing and proposed sport provision is illustrated in the Existing Sports Provision (ref: 102451-ALA-00-XX-DR-L-0018), the Proposed Sports Provision Plan (ref: 102451-ALA-00-XX-DR-L-0019) and set out below:

Existing:

- The MUGA ballcourt is 31.6m wide by 69.5m long asphalt surface with chain link fencing, flood lights and court markings for;
    - 4 No tennis courts
    - 2 No Netball courts
    - 4 No mini-football courts
- The formal playing field is approximately 200m x 165m and situated on the adjacent site to the south west of the school, is private and used solely by the school, and includes markings for;
    - 2 No artificial cricket wickets and associated pitches
    - 1 No full size 400m running track
    - 1 No 100m running track
    - Other athletics including long jump
- The informal playing field is located adjacent the school, is approximately 106m x 96.3m and includes the markings for;
    - 1 No artificial cricket wicket with undersized boundary
    - 1 No undersized football pitch
- The internal sports hall for;
    - Five-court hall set out for badminton, 5 a-side football and cricket lanes.

Proposed:

- Replacement MUGA – permeable asphalt surface sized 55.3m x 79m with 3m height weldmesh sports rebound fencing and flood lights to accommodate;
    - 4 No tennis courts to LTA guidance, including run-offs
    - 4 No MUGA ballcourts to Sport England guidance
    - 1 No 9v9 footpath pitch to FA guidance
    - Courts include; permeable asphalt surface with
- Replacement Sports Field – Grass area to specification to match existing sports field in accordance with Agronomist Report, 105m x 91m to accommodate;
    - 1 No full size 11v11 football pitch to FA guidance, including run-offs
- Replacement Sports Hall for;
    - 1 no Basketball court
    - 1 no Futsal pitch

- 4 no Badminton courts

9.30. As demonstrated in the Net Loss Gain Diagram (ref: 102451-ALA-00-XX-DR-L-0009), the new re-provision will result in a net loss of 486m2 however, this will provide sporting facilities of superior quality, in accordance with the national sports body guidance.

Sustainable Design

9.31. As demonstrated in the Energy and Sustainability Strategy, this development has been designed to incorporate a range of energy efficiency measures in line with energy hierarchy set out in policy 5.2 of the London Plan. These measures include low U-values, efficient lights and HVAC systems including a mixed-mode ventilation strategy. This will enable development to achieve a 17.2% reduction in carbon dioxide savings.

9.32. In addition, the installation of a 70.4kWp PV array on the roof of the proposed school building will contribute to a 23.2% reduction in carbon dioxide saving. Therefore, resulting in a cumulative on-site CO2 saving of 36.4% which exceeds the current requirement for non-residential development to achieve a 35% reduction on the Target Rate Emissions.

9.33. Whilst there is currently no district heating network available to connect to, the development will be future-proofed to connect to any future networks should these become available.

9.34. Other measures will also be incorporated into the proposed development design to address water efficiency, sustainable drainage and sustainable building material.

9.35. It is considered that the proposed development provides cost-effective and sustainable strategies which increase energy and water efficiency and minimise carbon emissions on site, in line with Policy 5.2 and 5.8 of the London Plan (2016) Policy EM1 of the HCLP Part 1 and Policy DMEI2 of the HCLP Part 2.

Highways and Transport

9.36. The proposed development will accommodate a total of 1,380 students and 135 FTE staff therefore, increasing capacity by 225 students and 10 staff, comparative to the existing school site. As demonstrated in the Transport Statement, prepared by Curtins, the existing car park provision and access arrangements are sufficient to accommodate this increase in demand. Therefore, the proposal does not seek to increase number of parking spaces on site nor does it propose any changes to the existing access onto site.

9.37. The School's Travel Plan identifies steps to increase active modes of travel to and from school. To align with this, appropriate landscaping measures have been incorporated into the design of development to improve pedestrian access from Pinkwell Lane and through the school site, as demonstrated on the Pedestrian Access and Circulation Plan (ref: 102451-ALA-00-XX-DR-L-00 P04).

9.38. The provision of 151 secure and covered cycle parking spaces will be provided in the form of Sheffield style stands, in accordance with cycle parking standards set out in accordance with Appendix C of the HCLP Part 2. These are located in between the proposed school building and MUGA, easily accessible and to encourage pupils to uptake active modes of travel to and from school, in line with the School's Travel Plan.

9.39. The TS assesses the existing and proposed multi-modal trips, demonstrating that the existing transport infrastructure is sufficient to accommodate for the additional trips generated as a result of this proposal. It is concluded therefore, that the proposed development *"will not have a significant adverse effect on the operation of the local transport networks in the vicinity of the site or on road safety"* in accordance with Policy 6.3 of the London Plan (2016) and Policy DMT 1 and DMT 2 of the HCLP Part 2.

Community Infrastructure Levy (CIL)

9.40. The adopted LBH CIL Charging Schedule (July 2014) sets a charging rate of £0 per sqm for development which falls under use class D1.

9.41. The Mayor's CIL sets a charging rate of Nil per sqm for development which is wholly of mainly for educational provisions.

10 Conclusions

10.1. This planning statement supports the application for a new secondary school, community facility and sporting provision, at Harlington School to meet educational and community needs within the London Borough of Hillingdon (LBH).

10.2. The proposal is being led by Wates Construction and seeks to fulfil a detailed brief from Department for Education (DfE) for a new educational provision in this area of the Borough as the current school is no longer fit for purposed.

10.3. The site is sustainably located within an urban area, benefiting from existing access onto site with pedestrian, cycle and public transport links.

10.4. Pre-application discussions with the council have confirmed that the principle of development on the site is acceptable and have informed the design strategy, where possible, to deliver a sustainable development which aligns with the aspirations of the LBH Development Plan and national planning policy.

10.5. The proposal represents high-quality, sustainable design to create an enhanced sense of place and essential improvements to educational, community and recreational facilities.

10.6. Pre-application discussions with the London Borough of Hillingdon and key stakeholders has established the Principle of development which is considered acceptable to address need for secondary school forms of entry (FE) in the South of the Borough, in line with the DfE brief to fund a 1.5 FE expansion and ASD unit as well as the re-provision of public library, sporting facilities, sixth form and adult education classrooms. Accordingly the proposal will provide dual benefits for educational and community provision.

10.7. The design strategy has responded positively to site constraints to minimise impact resulting from development on the proximity to neighbouring development and openness of the Green Belt to the south. The design evolution is demonstrated in the supporting Design and Access Statement, providing CGI illustrations on the proposed building form, massing, external and internal layouts and materials.

10.8. Detailed site analysis has informed the strategy for development, minimising impact on the local environment and landscape whilst also providing opportunities to enhance the site's green infrastructure, energy efficiency and carbon footprint.

10.9. To support this application, a number documents have been prepared by various expert consultants assessing the impact of development in relation to key planning matters. These include:

- **Energy Efficiency and Climate Change** – Energy and Sustainability Strategy, prepared by Method Consulting.
- **Design -** Design and Access Statement and Architect Plans, prepared by LSI Architects.
- **Landscaping** – Landscaping Plans, prepared by Ares Landscape Architects.
- **Highways** – Travel Plan, prepared by Harlington School; Transport Statement and Service and Delivery Plan, prepared by Curtins.

- **Drainage** – Drainage Strategy prepared by AKSWard.
- **Flooding** – Flood Risk Assessment, prepared by AKSWard.
- **Contamination** – Desk Study and Preliminary Risk Assessment, prepared by Soils.
- **Lighting** – Lighting Scheme, prepared by Method Consulting.
- **Ecology** - Preliminary Ecology Assessment, prepared by PC Enviro.
- **Trees** –Arboricultural Survey, prepared by PC Enviro.
- **Air quality –** Air Quality Statement, prepared by Stroma.
- **Noise –** Noise Impact Assessment, prepared by Hann Tucker Associates.

10.10. In conclusion, the proposed development accords with relevant national and local planning policies and should therefore be approved.

Appendix 1

Constraints Map (Source: London Borough of Hillingdon Local Plan Part 2 – Policies Map Adoption Version)

Key:

- Star – Proposed Development
- Light green shading – Green Belt
- Dark green boarder - Archaeological Priority Area

Appendix 2
Hillingdon Policy Table

Attached as a separate document.

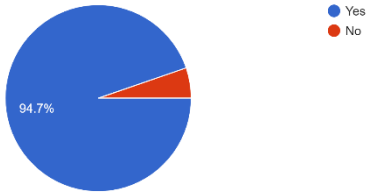
Appendix 3

Planning Consultation Graphics

Harlington School Public Consultation |Graphics

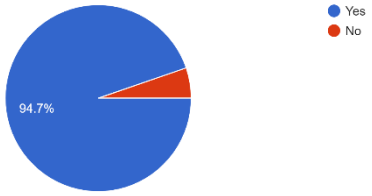
Do you support the redevelopment of Harlington School on this site?

19 responses



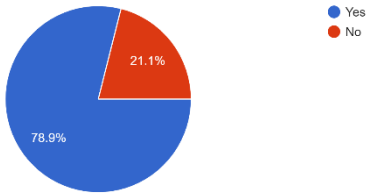
Do you support the design, form and layout of the proposed new school buildings?

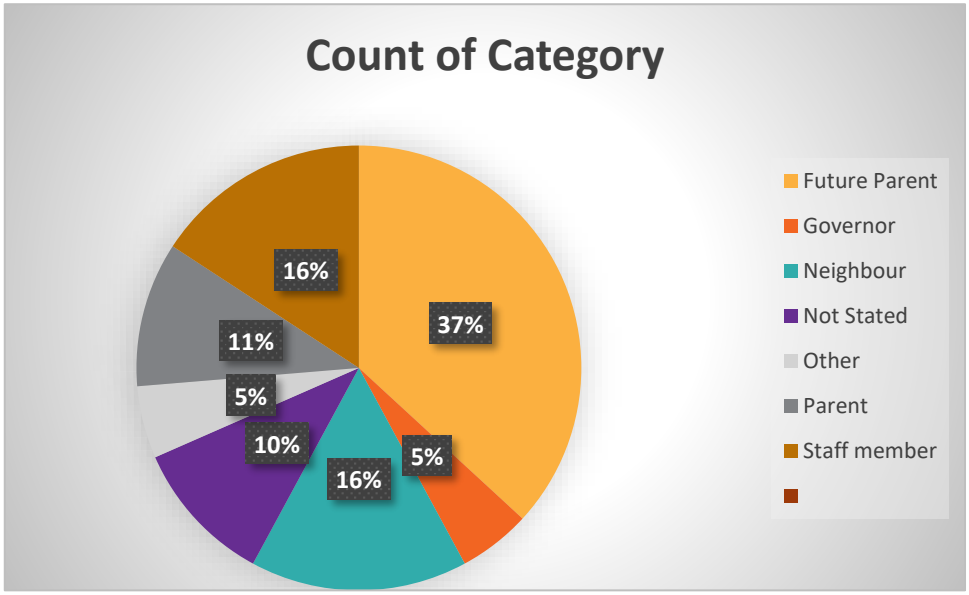
19 responses



Are you likely to use of the facilities at the new school?

19 responses





Vail Williams

Expertise
Related Services

Property Acquisition & Disposal
A commercial property search, acquisition and disposal service that obtains the best possible outcome for our clients.

Business Rates
Helping you to unravel the increasingly complex world of Business Rates.

Occupier Advisory
A tailored service to manage your diverse property interests throughout the UK and Europe.

Property Development
We advise on a wide range of development projects including the sale or acquisition of land and buildings. We create promotion, option, and development agreements, advise on scheme layout and provide viability appraisals to support planning applications, appeals and local plan enquiries.

Dilapidations
Combining our exceptional negotiation skills and understanding of your objective, we settle liabilities in your favour using our expertise and strategic advice across a broad range of property types.

Dispute Resolution
Representing your interests to bring commercial property disputes to the best possible conclusion.

Facilities Management
Improving efficiency to make sure your building provides the environment and services that will satisfy the business requirements of the occupiers whilst reducing costs and ensuring full compliance with regulations.

Property Investment
Using our market knowledge and network of contacts to help you find investment or selling opportunities.

Lease Advisory
Commercially astute and detailed strategic advice on all aspects of commercial property leases for both landlords and tenants.

LPA Receivership
Our highly specialist service for when the secured property assets of lenders have become compromised by mortgage arrears.

Marine & Leisure
Covering all aspects from valuation, acquisition & disposal through to lease advisory work.

Property Valuations
Providing accurate assessments across different sectors through highly experienced surveyors.

Project Management and Monitoring
Our job is to plan, budget, oversee and document all aspects of your project ensuring that each element is on schedule and meets all necessary regulations and standards. We will also help you select and manage the contractors and monitor their progress.

Planning Consultancy
Expert advice for negotiating the complexities of the town planning process.

Property Asset Management
An extension of your team, providing the reassurance that your property portfolio is being well managed from a landlord's perspective.

Service Charge
Providing advice that can lead to valuable cost savings in this often overlooked area.

Treasury Management
Ensuring your property portfolio delivers maximum value through tight credit control and management of supplier relationships.

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Our services:

- Building Consultancy
- Business Rates Consultancy
- Commercial Property Investment
- Lease Advisory
- LPA Receivership
- Marine and Leisure
- Occupier Advisory
- Property Acquisition and Disposal
- Property Asset Management
- Property Development Consultancy
- Property Planning Consultancy
- Property Valuation

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