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22 February 2022

Our Ref: 32404

Your Ref: Northwood College

Dear Sir / Madam,

**Minor Material Amendment under Section 73 of the Town and Country Planning Act 1990
Northwood College Educational Foundation, Northwood, HA6 2YE.**

On behalf of our client, The Girls' Day School Trust, we are pleased to submit this application for a Minor Material Amendment to planning permission reference 2082/APP/2019/3720 which was for:

'Continued use of temporary classroom accommodation comprising of a two storey building of 1,600sqm until 14 September 2023 (as previously approved in planning application reference 2082/APP/2014/600 and 2082/APP/2017/2086).'

Application Context

Planning permission reference 2082/APP/2019/3720 (that this application seeks to amend) was permitted on 19th March 2020. The application sought planning permission for the continued use of temporary classroom accommodation (comprising a two storey building of 1,600 sq.m) until September 2023. An extension of the temporary use was required in order to enable the school to continue to offer high level educational facilities and to ensure teaching remained uninterrupted whilst planning consent was obtained and delivered for a permanent science block. Permission for the permanent science block (reference 2082/APP/2019/4091) was granted on 5th August 2020. Building works are scheduled for completion in early 2022.

No objections were raised in principle to application reference 2082/APP/2019/3720. However, as the application would lead to the partial loss of playing pitch facilities (which the temporary building is located on) for a further three years, Sport England requested that a restoration plan be included as an approved plan to show how the former sports facilities would be restored following the removal of the temporary

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accommodation. At the time of submission, the school were also able to demonstrate numerous improvements that had been/ were proposed to be made to sports facilities across the estate in order to mitigate against the temporary loss of the tennis courts and sports pitch. Sport England requested a condition (Condition 2) requiring the reinstatement of sports facilities within 3 months of expiration of temporary permission in accordance with Sport England guidance 'Natural Turf for Sport' (2011).

Proposed Amendment

This application is for an amendment to Condition 2 and Condition 3 of planning permission reference 2082/APP/2019/3720 to amend the details of the sports pitch that will be reinstated after the removal of the existing temporary building. Condition 3 is also proposed to be altered to amend the trigger that the Multi-Use Games area / tennis court and playing field are to be reinstated from 3 to 6 months.

At the time the application was submitted in 2019, the school had proposed that in addition to reinstating the sports pitch, cricket nets would be reinstated at the school site. Since then, the sports priorities of the school have changed and they now do not propose cricket nets. Prior to the erection of the temporary building there were no cricket facilities in this location so that they are no longer proposed will not constitute a loss at the site. Instead it is proposed that in the future a high jump area will be introduced at the site located to the west of the current temporary building. It is envisaged that this will come forward as a separate application in due course. This application also proposes to slightly alter the layout of the pitch from that shown on the approved plan (2207_AP(90)2021 Rev.P1) to move the pitch slightly eastwards.

Condition 2 of application reference 2082/APP/2019/3720 currently requires the pitch to be reinstated in accordance with Sport England guidance 'Natural Turf for Sport'. Instead of a grass pitch, a high quality macadam surface is proposed. Importantly, this will offer better quality facilities and opportunity for play than what was in this location prior to the erection of the temporary accommodation. It would accommodate use all year round, whereas a grass pitch would not be usable during periods of heavy rain.

Condition 2 of application reference 2082/APP/2019/3720 currently requires the pitch to be reinstated within 3 months after the expiration of the temporary permission. The temporary building is set to be removed by August 2022; therefore, in line with Condition 2 as currently drafted the pitch has to be reinstated by November 2022. As the ground conditions under the temporary building are unknown, the applicant is unable to tender for the works until the temporary building has been removed. Therefore, 3 months is insufficient to reinstate the pitch. This application therefore seeks to extend the trigger point from 3 months to 6 months.

The above changes are clearly highlighted in plan reference 1556-IID-SP-XX-DR-A-1001 P4 (Northwood College Sports Pitch Reinstatement Existing and proposed plan) submitted with this application. We have set out each condition alongside the proposed alternative wording in the table below.

Approved Wording	Suggested Wording
Condition 2 – Notwithstanding approved plan ref: 2207_AP(90)201 Rev.P1, within 3 months after the expiration this temporary permission, the Multi-Use Games area/tennis court and playing field shall be reinstated to at least the equivalent quality as before the temporary loss and in accordance with Sport England guidance	Condition 2 – Notwithstanding approved plan reference 1556-IID-SP-XX-DR-A-1001 P4 (Northwood College Sports Pitch Reinstatement Existing and proposed plan) , within 6 months after the expiration this temporary permission, the Multi-Use Games area/tennis court and playing field shall be reinstated to at least the equivalent quality as before the temporary loss and in accordance with

"Natural Turf for Sport" (2011) and National Governing Body Performance Quality Standard.	Sport England guidance " Artificial Surfaces for Outdoor Sport " (2013) and National Governing Body Performance Quality Standard.
Condition 3 - The development hereby permitted shall be retained in complete accordance with the details shown on the submitted plans, numbers 10 Rev.D, 246 13 01 Rev.S-8 & 246 13 02 Rev.S-7, 2207_AP(90)201 Rev. P1 and shall thereafter be retained/maintained for as long as the development remains in existence.	Condition 3 - The development hereby permitted shall be retained in complete accordance with the details shown on the submitted plans, numbers 10 Rev.D, 246 13 01 Rev.S-8 & 246 13 02 Rev.S-7, 1556-IID-SP-XX-DR-A-1001 P4 (Northwood College Sports Pitch Reinstatement Existing and Proposed Plan) , and shall thereafter be retained/maintained for as long as the development remains in existence.

Consultation with Sport England

A meeting took place with Mark Furnish (Planning Manager) from Sport England on 9th September 2021 to talk through the proposed amendments.

Mr Furnish advised that the proposed change in location of the reinstated pitch was acceptable from Sport England's perspective. Consideration would however have to be given to ongoing maintenance due to the risk of leaf fall from the tree to the north of the site. This is a matter that The Girls' Day School Trust has considered and we can confirm that school grounds maintenance staff will ensure that the pitch is kept clear at all times.

In relation to Condition 2, Sport England confirmed that the current requirement to meet 'Natural Turf for Sport' guidance would not actually be appropriate as grass is much less hard wearing. Instead, a good quality porous macadam surface would be more appropriate and the guidance on artificial surfaces for outdoor sports should be referenced instead.

As there will not be a loss of cricket facilities at the site, Sport England considered their removal to be acceptable. The future plans to deliver high jump facilities at the site were also discussed and considered acceptable.

Planning Considerations

We set out below what we consider to be the key material considerations in the determination of this planning application.

Principle of Development

As referred to above, the variations have been discussed with Sport England in a meeting that took place on 9th September and are considered to be acceptable.

Also, in line with the requirements of the permission, the proposal will still ensure that the site is restored to its previous use of school play pitch facilities within 6 months after the expiration this temporary permission.

Materiality

The changes will allow for much improved sports facilities to be delivered at the site. The surfacing used will be of a higher quality and much harder wearing than the natural grass surfacing that is currently proposed in the approved application.

Relationship with Neighbouring Occupiers

The amendment would result in a slight change to the location of the pitch. It is not considered that the changes will impact neighbouring residential occupiers as the facilities will not extend beyond those proposed in the approved restoration plan or beyond the footprint of the existing temporary building.

It is considered that the proposal will in fact lead to a much greater visual improvement through the removal of the existing temporary building and introduction of high quality sports facilities. As referred to above, the facilities will be much better quality than those currently proposed which will provide a further visual benefit.

It is therefore considered that the proposed amendments would have an acceptable relationship with neighbours of the site.

Trees

In the Committee Report for the approved application (reference 2082/APP/2019/3720) the Tree and Landscape Officer confirmed that 'There will be no landscape impact resulting from the extension, other than the continued presence of the temporary two-storey structure within the landscape. Therefore there is no objection to the proposal and there is no need for a landscaping condition'. As the altered location of the pitch will extend no further than the existing footprint of the temporary building it is considered that there will be no unacceptable impact in relation to trees and landscape. It is reasonable to conclude that there will be a landscape improvement by virtue of the removal of the existing temporary building and reinstatement of sport facilities.

As mentioned previously in this letter, the schools ground staff will ensure that the pitch is kept clear of leaves and debris through daily maintenance.

Summary

This application is for an amendment to Condition 2 and Condition 3 of planning permission reference 2082/APP/2019/3720 to amend the details of the school sports pitch that will be reinstated after the removal of the existing temporary building.

The changes are to accommodate the changed sports priorities of the school and to allow for higher quality facilities to be delivered at the site than originally proposed. The introduction of hard wearing surfacing will allow for improved safer play all year round.

Sport England have been consulted and do not object to these changes.

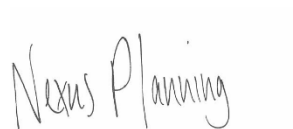
We have reviewed relevant policies of the Development Plan and other material planning considerations and have identified that there would be no conflicts.

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In conclusion, the amendment to Condition 2 and Condition 3 complies with the Development Plan and national policy, and therefore, we request that this S73 application is approved.

We trust that the above details are acceptable to you, and we look forward to receiving confirmation of formal validation shortly. Please do not hesitate to contact us should you require any further information.

Yours sincerely

A handwritten signature in black ink that reads "Nexus Planning". The signature is written in a cursive, flowing style.

Nexus Planning