

**London Borough of Hillingdon**

Major Applications Team – Planning Department  
3N/04 Civic Centre  
High Street  
Uxbridge, Middlesex  
UX8 1UW

21 February 2023

Our Ref: 32404

Your Ref: Northwood College

**London**

Holmes House  
4 Pear Place  
London SE1 8BT

[nexusplanning.co.uk](http://nexusplanning.co.uk)

Dear Sir / Madam,

**Minor Material Amendment under Section 73 of the Town and Country Planning Act 1990 at 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 Conditions 12 and 13 of planning permission ref. 2082/APP/2007/1441, which was approved 11 September 2007. The full description of development is as follows:

*"The removal of an existing building and construction of new early years centre and relocation of all-weather sports surface playing field".*

The full wording of the Conditions and details submitted in order to vary them can be found below.

**Site Area and Surrounding Context**

The site features an independent girl's day school for students aged between 3 and 18 (use class F1). The site is around 3.3ha in size and features a number of buildings, as well as tennis courts, a MUGA pitch, playground, car parking and ancillary features. Part of the site is located within the Green Lane Conservation Area and features a number of locally listed buildings, which are situated along Maxwell Road.

This proposal specifically relates to the all-weather sports surface pitch located in the north west corner of the college site.

London

Birmingham

Bristol

Manchester

Reading

## Planning History

The below table includes an overview of the planning history at the site that is available on this Council's website and relevant to this proposal:

Application Reference	Description of Development	Decision	Date of Decision
<b>2082/APP/2007/1411</b>	Removal of an existing building and construction of new early years centre and relocation of all-weather sports surface playing field.	Approved	11 September 2007
<b>2082/APP/2014/600</b>	Demolition of existing storage sheds and construction of two storey building comprising 1,600 sqm of temporary classroom accommodation, for a period of 3 years from 4 September 2014 (excluding construction /deconstruction period).	Approved	7 <sup>th</sup> May 2014
<b>2082/APP/2017/2086</b>	Continued use of temporary classroom accommodation, comprising a two storey building of 1,600sq.m, for a further temporary period of 3 years (as previously approved in planning permission ref: 2082/APP/2014/600 dated 08-05-2014).	Approved	12 <sup>th</sup> September 2017
<b>2082/APP/2018/981</b>	Details pursuant to Condition 6 (community use agreement) of planning permission ref: 2082/APP/2017/2086, dated 14-09-17 (Continued use of temporary classroom accommodation, comprising a two storey building of 1,600 sq.m for a further temporary period of 3 years (as previously approved in planning permission ref: 2082/APP/2014/600, dated 08-05-2014)).	Approved	8 <sup>th</sup> October 2018
<b>2082/APP/2019/2828</b>	Resurfacing of all-weather sports surface playing pitch and replacement fence.	Approved	31 October 2019
<b>2082/APP/2019/3720</b>	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).	Approved	18 <sup>th</sup> March 2020

In December 2021, a pre-application request was submitted to Hillingdon Council in relation to “*the installation of floodlights on 2 no. sports courts and adjustments of Condition 12 and 13 of planning permission ref. 2082/APP/2007/1411 to change the permitted operating hours and use of the Astro turf pitch*”, ref. 2082/PRC/2021/279. A virtual meeting was undertaken on the 16 March 2022 and formal pre-application advice was issued on the 01 June 2022. A copy of this pre-application advice can be found in [Appendix A](#). Follow up advice was provided via email on the 15 August 2022, a copy of this advice can be found in [Appendix B](#). An overview of the advice is provided below:

#### **Principle of development**

- The principle of development was considered acceptable and the potential benefits of enhancing the facilities were noted.

#### **Amenity:**

- Concern was raised regarding the increase in hours, particularly to 9am on Sunday morning. It was recommended that the increase in hours be reconsidered.
- A Noise Impact Assessment should be submitted to support any future planning application to assess the impact of the increase in hours and community use on neighbouring residential amenity.

#### **Highways:**

- A Transport Statement should be provided to demonstrate the impact of the increase in hours and community use on the surrounding highways.
- A Travel Plan should be submitted in support of any future application to encourage the use of sustainable transport links.
- A new Community Use Agreement should be submitted in support of any future application to help safeguard any potential activity impacts.

A separate planning application for new floodlighting (which formed part of pre-application discussions) will be submitted in due course.

#### **Proposed Amendment**

This application is for an amendment to the wording of Condition 12 and Condition 13 of planning permission ref. 2082/APP/2007/1441.

#### Condition 12

Approved Wording	Suggested Wording
<p><i>“The all-weather playing surfaces shall only be used between the hours of 09.00 and 18.00 on Mondays to Saturdays, and no time on Sundays and Bank Holidays”.</i></p>	<p><i>“The all-weather playing surfaces shall only be used between the hours of:</i></p> <ul style="list-style-type: none"> <li>• <b><i>Monday to Friday: 09.00 - 21.00;</i></b></li> <li>• <b><i>Saturdays: 09.00 – 18:00;</i></b></li> <li>• <b><i>Sunday: 10.00 - 16.00; and</i></b></li> <li>• <b><i>No use on Bank Holidays”.</i></b></li> </ul>

### Condition 13

Approved Wording	Suggested Wording
<p><i>"The all-weather pitch shall be for the exclusive use of the school and shall not be hired out to outside organisations, which could attract additional trips during the evening peak".</i></p>	<p><b>"The all-weather pitch shall be used by the community on a managed basis as set out in Condition 12".</b></p>

### **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

The principle of development has already been established via the Community Use Agreement (CUA) which currently covers the site and was approved in October 2018 (ref: 2082/APP/2018/981). The submission and approval of the CUA was a requirement of Condition 6 of planning permission ref:2082/APP2017/2086. A copy of the CUA can be found at [Appendix C](#). Schedule 1 of the CUA notes that outdoor sports facilities (including the MUGA and tennis courts) will be made available for community use and sets out the hours of their use which we have set up in the 'transport' section below.

As the CUA secures community use at the site, it is reasonable to conclude that (subject to other technical matters being found acceptable) providing facilities for the community is something that the Council supports in principle.

To confirm, the applicant is open to discussing a CUA specific to the proposal if required. This would include details of changing facilities (including for accessible users) as well as the general management of community use.

Extending the hours of use and allowing external groups to use the all-weather pitch will provide significant health and wellbeing benefits to pupils as well as the local community enabling the facilities to be used more frequently and for longer periods. Demand for such facilities in the local area is evidenced by the number of groups who approach the school requesting to use the sports facilities for play.

Therefore, it is reasonable to conclude that the proposal complies with the principles of local policy; including Policy EM5 (Sport and Leisure) of the Part 1 Local Plan which seeks to safeguard, enhance and extend sports and leisure facilities.

#### Transport

Condition 13 of permission ref. 2082/APP/2007/1411 (Restrictions of use to the school) states that the reason for restricting external use of the pitch is to ensure that the development does not cause danger and inconvenience to adjoining pavement and highway as a result of additional trips during the evening peak period.

In line with the pre-application response ref. 2082/PRC/2021/279, please find enclosed a Transport Statement (TS) by Vectos which assesses the impact of the increase in hours and the use of the pitch by the community on the surrounding

highways network. The TS has used TRICS data to undertake a trip generation assessment. It is considered that the all-weather pitch will generate a maximum of 72 two-way person trips within an hour across the week, which results in a maximum of 18 two-way vehicle movements in any given hour across the week. As such, the vehicle trips generated by the proposed development will have an immaterial impact on the local highway network.

The community use is estimated to generate a total parking demand of 19 parking spaces. This can comfortably be accommodated on site within the existing 43 car parking spaces as external groups will use the facilities outside of school hours. The TS concludes that the proposal will have a minimal impact on the local transport network and there is no transport related reason why it cannot come forward; therefore, it should be considered acceptable.

Both pupils and community users are actively encouraged to travel sustainably to and from the school. Further details are outlined within the submitted Travel Plan by Vectos.

Community users would access the pitch via the main school entrance located at Maxwell Road. As outlined above, community use would take place outside of school hours and therefore ample parking will be available on site. Community users will be required to enter and exit in accordance with the Written Code of Conduct included as part of the lease agreement. If there is evidence of non-compliance with the Written Code of Conduct, the School will issue non-compliance warning with the potential of cancelling the hire agreement if the Written Code of Conduct is not adhered to.

As previously mentioned, a CUA already covers the site and allows the use of the all-weather pitch within the following permitted hours:

#### *Term-time*

- Monday to Friday – 18.00 to 21.00;
- Saturday – 09.00 to 19.00;
- Sunday – 09.00 to 12.00.

#### *School Holidays*

- Monday to Friday – 09.00 to 18.00;
- Saturday – 09.00 to 18.00;
- Sunday – 09.00 to 12.00.

The school has never received any complaints which we consider to be indicative of the success of the use of the school facilities by external groups, and proof that they can operate without unacceptably impacting the local highways network or exacerbating parking supply.

Therefore, it is considered that the increase in hours and the use of the pitch by community users will not have an adverse impact on highways and complies with Policies DMT 1 and DMT 2 in the Hillingdon Local Plan: Part 2 – Development Management Policies (2020) and Policy T4 in the London Plan (2021).

#### Noise

Condition 12 of planning permission ref. 2082/APP/2007/1411 (Timing restrictions on the Astro pitch) was imposed in order to protect neighbouring residential amenity. The proposal seeks to extend the operating hours of the existing

London

Birmingham

Bristol

Manchester

Reading

sports pitches to 09.00 to 21.00 on Mondays to Fridays, 09.00 to 18:00 on Saturdays, and 10.00 to 16.00 on Sundays for use by both school pupils and the local community. As referred to above, the location and use of the all-weather pitch is already established and used regularly throughout the day. The all-weather pitch is set back from the boundary shared with the closest residential properties located west of the existing pitch which, in addition to the dense tree cover surrounding the pitch mitigates against both visual and noise impacts on surrounding residents.

As previously mentioned, the school has never received any complaints in relation to community use or operation. In addition, no complaints or issues have been received from local residents or neighbours in relation to the school use of the pitch which has operated successfully since implementation in 2008.

The extended school and community use of the pitch would operate strictly within the amended time restrictions and would be carefully managed by the school. All community users would have to agree to a written code of conduct before using the school facilities.

A Noise Impact Assessment (NIA) has been undertaken by KP Acoustics, which assesses the potential impact of the increase in operating hours on neighbouring residential amenity. The NIA concludes that the noise emissions from the proposed increase in hours would be negligible when compared to the ambient noise level. Therefore, the proposed hours would result in noise falling in the 'none' effect category defined by IEMA Guidelines for Environmental Noise Impact Assessment.

In summary, it is considered that the proposed increase in hours will not have an adverse impact on neighbouring residential amenity in terms of noise and complies with Policy DMHB 11 in the Local Plan: Part 2 – Development Management Policies (2020) and Policy D14 in the London Plan (2021).

## Summary

This application is for an amendment to Conditions 12 and 13 of planning permission ref. 2082/APP/2007/1441 to amend the permitted hours of use of the all-weather pitch, as well as restrictions to allow for community use.

We have reviewed relevant policies of the Development Plan and other material planning considerations and have identified that there would be no conflicts. It is considered that the proposal will have no adverse impact on highways or residential amenity. Importantly, the proposal will provide significant health and wellbeing benefits to both pupils and the local community by enabling the sports facilities to be used more frequently and for longer periods.

In conclusion, the amendments to Conditions 12 and 13 comply with the Development Plan and national policy, and therefore, we request that this S73 application is approved.

In support of this application, please find enclosed the following information:

- Completed Application Form;
- Copy of Decision Notice ref. 2082/APP/2007/1441;
- Cover Letter by Nexus Planning;
- Transport Statement by Vectos;
- Travel Plan by Vectos; and
- Noise Impact Assessment by KP Acoustics.

The fee of £234 plus the £28 Planning Portal service charge has been paid via credit card. I trust that the information submitted in support of this application is sufficient for the determination of the application and I look forward to receiving confirmation that the application has been validated in due course. If in the meantime you have any queries, then please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink that reads "Nexus Planning". The "N" is large and stylized, with a vertical line extending upwards from the top of the "N" through the "e" and "x".

cc. Northwood College, The Girl's Day School Trust