



## LANDON SCHOOL HARMONDSWORTH

Aviation House,  
Harmondsworth Lane,  
Harmondsworth,  
West Drayton, UB7 0LQ

16.03.26

Chris Hing Tse  
Planning Officer  
London Borough of Hillingdon  
Civic Centre  
High Street  
Uxbridge UB8 1UW

### **Re: Planning Application 2157/APP/2025/2060 — Specialist Operator Statement on Car Parking Provision**

Dear Chris,

We write as Proprietor and Headteacher of Landon School Harmondsworth in support of the above application, to provide operational context regarding the proposed retention of the existing car parking provision at The Lodge and The Annex.

### **Background**

The approved application at Aviation House (2157/APP/2023/3068) provided for primary and lower school education for pupils aged 5–11, Key Stages 1–2, with approximately 30–33 members of staff and 12 car parking spaces, producing a car-to-staff travel ratio of 0.4.

The current application at The Lodge and The Annex provides for middle school and upper school education for pupils aged 12–19, Key Stages 3–5. The expanded campus will have approximately 96 members of staff and 61 car parking spaces in the existing shared car park, producing a car-to-staff travel ratio of approximately 0.6.

The increase in this ratio from 0.4 to 0.6 is not a request for additional parking provision. It is the result of retaining the existing car park in its current lawful configuration. However,

there are specific operational reasons why the retention of these spaces is justified and necessary, as set out below.

### **Specialist teaching staff**

The expansion into Key Stages 3–5 requires the recruitment of approximately 7 specialist subject teachers with higher qualifications and experience in delivering a secondary and post-16 curriculum to learners with severe learning difficulties and autism. Teachers with this combination of specialist SEND expertise and secondary subject knowledge are in very limited supply. The recruitment pool is necessarily drawn from a wide geographical area, and these staff members are expected to travel to work by car from greater distances, including from outside the borough, where public transport or other sustainable travel modes are not a reasonable option.

### **Specialist non-teaching headquarters staff**

Harmondsworth is intended to serve as the headquarters of the expanding Landon Education group, with further specialist SEND schools expected to open across London and the Home Counties in the coming years. Approximately 8 members of staff will be specialist non-teaching professionals based at Harmondsworth in central operational, clinical, and management roles. As with the specialist teaching staff, these individuals are recruited from a wide catchment and are expected to commute by car from greater distances. In addition, a number of these staff will be mobile workers who are required to travel by car on various days to other schools within the group across London and the Home Counties. Access to on-site car parking is therefore an operational necessity for these roles.

### **Occasional group training events**

As the flagship campus and group headquarters, the Harmondsworth site will periodically host training sessions and continuing professional development events for staff based at other schools within the group. To accommodate these occasional events, a further 10 car parking spaces are expected to be required on an overflow basis.

### **Summary of parking allocation**

Taken together, these three categories account for approximately 25 of the 61 car parking spaces:

- 7 spaces — specialist secondary/post-16 teaching staff
- 8 spaces — specialist non-teaching headquarters staff (including mobile workers)
- 10 spaces — occasional overflow for group training events

When these 25 spaces are excluded, the remaining 36 car parking spaces serve approximately 81 standard (non-specialist) members of staff, producing a car-to-staff travel ratio of approximately 0.4 — consistent with the approved and consented scheme at Aviation House.

### **Supporting evidence from operational data**

The school is already partially operational at Aviation House. Of the current 30 members of staff, only 8 travel to work by car, representing a car mode share of 27%. This is consistent with the site's good public transport accessibility, with two frequent bus services (350 and U3) within 150 metres of the site entrance providing connections to Heathrow and the Elizabeth Line.

Approximately 90% of pupils will arrive and depart by local authority-commissioned minibus and taxi via Hillingdon Travel Assistance. We anticipate that approximately 10% of pupils may be dropped off and collected by parents in private cars — a significantly lower proportion than a mainstream school, where parent car journeys typically account for 30–40% or more of pupils. Parent drop-offs are brief, transient movements and do not require parking spaces.

The retention of the existing car park in its current form does not represent an intensification of use. It ensures that all parking demand is contained on site, avoiding displacement onto surrounding residential streets, and the evidence from our operational school confirms that the car park will be significantly under-utilised during normal school hours.

We trust this provides the necessary operational justification and are happy to provide any further detail that would assist the Council in its consideration of this application.

Yours sincerely,

**Andrew Thompson**

Proprietor Landon Education Limited

**Jody Tranter**

Headteacher & Director of Development Landon School Harmondsworth