

21st July 2020

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Our ref: EP1128
Your ref: 2020/1589

Dear Michael,

PROPOSED REDEVELOPMENT OF MEADOW HIGH SCHOOL, ROYAL LANE, UXBRIDGE

I write with the reference to the above planning application and specifically to address the outstanding matters that have arisen through consultation responses that you have forwarded to us over recent weeks. This letter provides a consolidated response to all outstanding matters and is submitted alongside a separate letter that provides a response to the concerns raised by Clarkes Hillingdon Management Company Ltd.

This letter deals specifically with the other outstanding matters as detailed below.

Sport England / Community Use Agreement

You kindly confirmed in an e-mail dated 1st July that Sport England have withdrawn their initial objection to the proposals but in their response, they encourage the school to allow community use of their facilities. The school does not have an existing formal Community Use Agreement in place but does allow some community use of the premises on an informal basis. The school has confirmed however that they would be willing to sign up to a formal Community Use Agreement as long as any such agreement did not impact on the normal day to day operations of the school. On this basis the school would be willing to draft and sign up to an agreement in consultation with the Council and Sport England.

The school would prefer that the Community Use Agreement is secured via a planning condition using the Sport England model condition as follows:

Community Use Agreement Planning Condition

"Use of the development shall not commence [or no development shall commence or such other timescale] until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to [describe facilities forming part of the development] and include details of pricing policy, hours of use, access by non-[educational establishment] users [/non-members], management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement."

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy...”.

Access Officer Comments (21st and 26th June)

Your Access Officer has raised various concerns in respect of the proposed Fire Strategy and Emergency Evacuation procedure. Meadow High School is an existing SEN school comprising a variety of buildings including existing 2 storey blocks. The school has an existing and established emergency evacuation procedures in place for ensuring the safe evacuation of all pupils and staff in an emergency situation. This existing strategy has been used to inform that proposed for the new extension and remodelling of the school subject of the current planning application.

It should also be noted that the vast majority of pupils attending the school are able bodied and with supervision are able to leave the buildings by themselves without physical assistance. In addition due to the nature of the school the ratio of staff to pupils is very high and therefore the availability and number of staff available to assist in an emergency situation is always very high with further assistance being given from the on-duty facilities manager. The level of staffing available would mean pupil would never need to be left alone in an emergency evacuation.

The proposed Fire Strategy document has been developed in consultation with the school's Senior Management Team and is in accordance with the schools existing emergency evacuation procedure and meets with the specific requirements of the Meadow High School.

The DfE operate a number of multi-level SEN schools which do not provide an evacuation lift and which are run on established fire evacuation plans. Due to the vast majority of pupils attending Meadow High School being able bodied the DfE are not able to fund an evacuation lift for this project. An evacuation lift is not required to facilitate the safe emergency evacuation in accordance with the schools established procedures and neither is it required for the school to fully meet Building Regulations.

The proposed evacuation procedure is therefore considered to be entirely appropriate in this instance and meets the needs of both pupils and staff and will enable everyone to leave the building in a safe and managed way.

Trees on Southern Boundary

You informed us of concerns raised by the Management Company of the adjacent Clarkes Drive development (see also separate specific response to the matters raised) in respect of the removal of trees on the southern boundary of the school site. These works were carried out directly by the school and unfortunately, we had not been made aware. The trees removed were all located in the south west corner of the site adjacent to the schools playing field. None of the trees removed are located adjacent to the proposed two storey extension and those trees are proposed to be retained as confirmed in my letter dated 24th June 2020.

Enclosed with this letter is a further set of revised landscape plans which now show the trees that have been removed. The revised plans also show replacement trees and planting to mitigate this loss and reinstate the screening between the school site and the neighbouring residential properties.

The following revised landscape plans are included that superseded those submitted on the 24th June:

- 0102-09 Landscape GA
- 0104-07 Site Masterplan
- 0105-04 Landscape Levels
- 0107-04 Site Security

- 0108-02 Tree Planting Plan

Proposed Planning Conditions

Thank you for forwarding the proposed conditions suggested by the various consultees, we are currently reviewing these and will provide any formal comments shortly. As previously mentioned, and in accordance with Government guidelines we would appreciate that wherever possible pre-commencement conditions are avoided as this will enable an early start on site.

Outstanding Consultations

We note that the consultations from the Met Police, Lead Local Flood Authority, Urban Design Officer and Energy/Sustainability Officer remain outstanding and we would be grateful if these could be chased as a matter of urgency to enable us to respond if required. We are also awaiting further details of the Heads of Terms of the legal agreement that you have previously noted will be required.

With the exception of the matters outlined in this letter and subject to the consultation response identified above we believe there are no further outstanding matters and we should therefore be on track for this application to be presented to committee in August. If there is anything further, you require at this stage or any additional clarifications please do not hesitate to contact me.

Yours sincerely,



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