PLANNING STATEMENT

(INCLUDING STATEMENT OF COMMUNUTY ENGAGEMENT)

In respect of:

DEMOLITION OF EXISTING BUILDINGS AND REPLACEMENT WITH A NEW TWO STOREY BUILDING, SPORTS HALL, MULTI USE GAMES COURT, HARD PLAY AREAS AND REVISED VEHICULAR ACCESS, PUPIL DROP OFF AND PARKING

At:

MEADOW HIGH SCHOOL, ROYAL LANE, UXBRIDGE, UB8 3QU

For:

GALLIFORD TRY

on behalf of the applicant the:

DEPARTMENT OF EDUCATION

May 2020

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1 INTRODUCTION

1.1 This Planning Statement relates to the proposed re-development of parts of the existing Meadow High School located on Royal Lane, Uxbridge in the London Borough of Hillingdon and has been prepared for Galliford Try on behalf of The Department for Education.

1.2 Meadow High School is an existing special educational needs (SEN) school with 280 pupils aged 11-19 years. The existing school site comprises a number of different buildings that have been developed in a piecemeal way over a number of years. Some of the buildings are now in poor condition, not fit for purpose and are visually unattractive.

1.3 The application site (red line boundary) which comprises of the whole school site includes access, parking and pupil drop off along the frontage to Royal Lane, the school buildings which comprise a variety of single and two storey buildings extend across the central part of the site with the school playing field located to the rear (west) of the site.

1.4 The site is located in a predominantly residential area with other notable buildings being Hillingdon Hospital located approximately 200m to the north east and the Baitul Amn Mosque which shares part of the application sites southern boundary.

1.5 This Planning Statement sets out the details of the development proposals and considers these in the context of the relevant policies within the Statutory Development Plan and other material planning considerations. It is structured as follows:

- Section 1 – Introduction
- Section 2 – Background
- Section 3 - Site Description (including planning history)
- Section 4 – Proposed Development
- Section 5 – Planning Policy Assessment
- Section 6 – Consultation Process
- Section 7 – Key Planning Considerations
- Section 8 – Planning Benefits of the Proposed Development
- Section 9 – Conclusions

1.6 This Planning Statement (including Statement of Community Engagement) should be read alongside the following documents prepared by other members of the development team:

- Detailed Architectural Drawings – prepared by Pozzoni
- Design and Access Statement – prepared by Pozzoni
- Landscape Plans – prepared by Gillespies
- Construction and Environmental Management Plan – prepared by Galliford Try
- Transport Statement – prepared by Robert West
- Car Park Management Plan – prepared by Robert West
- Delivery and servicing Plan – prepared by Robert West
- School Travel Plan – prepared by Robert West
- Energy and Sustainability Statement – prepared by Couch Perry Wilkes
- Flood Risk Assessment - prepared by AKS Ward
- Drainage Strategy – prepared by AKS Ward
- Aboricultural Impact Assessment and Tree Survey – prepared by Plowman Craven
- Sunlight/Daylight Assessment – prepared Herrington Consulting

- Contaminated Land assessment – prepared by Opus
- Environmental Noise assessment – prepared by Acoustic Consultants Ltd

1.7 Full planning permission is sought for the proposals subject of this Statement. For further detail of the layout, design and the teaching environment that the proposed development will facilitate please refer to the Design and Access Statement prepared by Pozzoni Architecture, further details of the proposed development are also set out within Chapter 4 of this Statement.

2 BACKGROUND

2.1 This chapter of the statement provides a brief background to the development of the proposals for Meadow High School. It gives an overview of the relevant companies and organisations involved and the steps taken in bringing the proposals together.

Organisations and Companies

Meadow High School

2.2 Meadow High School is a state special school for boys and girls aged from 11-19. It caters for SEN pupils with ASD - Autistic Spectrum Disorder and MLD - Moderate Learning Difficulty. It has a capacity for 280 pupils with a current role of 247 (January 2020).

2.3 The school is dedicated to providing outstanding education and support for young people with special education needs and disabilities which is set out in the school's vision:

"Our School will provide a happy, safe and stimulating learning environment, where everyone will be inspired and supported to do their personal best.."

2.4 Through a supportive, collaborative and inclusive environment the school seeks to ensure pupils of all abilities are given the opportunities to meet their full potential. The school achieves this through:

- having high aspirations and expectations for all pupils
- ensuring that individuals achieve their personal best
- encourage independence, life skills, self-confidence and positive self esteem
- help pupils to become confident individuals living fulfilling lives
- support our pupils to make a successful transition into adulthood, be this employment, further education or training
- have an inclusive community, which values truth, diversity and mutual respect
- have effective communication with all parents/carers and other partners recognise, celebrate and record the achievements of all

Department for Education

2.5 The Department for Education (DfE) is a Government Department responsible for providing all aspects of state funded education for 8 million children aged 3 to 16 and 1.8 million young people aged 16 to 19. Among the department's responsibilities are the funding and monitoring of schools.

2.6 The DfE have a collaborative working relationship with local authorities and other providers of education and take a lead in locating suitable sites for new schools and identify the needs and opportunities for the renewal of teaching accommodation at existing school sites. The DfE lead on the procurement and tendering process.

2.7 In this case, the DfE have worked collaboratively with Hillingdon Council, the school's Senior Leadership Team and other stakeholders having identified the existing site as having fundamental issues with the condition of some parts of the school campus.

Galliford Try

2.8 Galliford Try is a leading construction company, carrying out building and infrastructure works across the UK through the expertise of several regional offices. Galliford Try are one of the

country's leading contractors in the education sector, with an order book for schools and colleges worth more than £1 billion. A key partner for the DfE, Galliford Try has a proven track record of promoting sustainable and innovative design solutions in the delivery of schools of all sizes in locations throughout the country. During 2018/2019 Galliford Try's expertise in the delivery of new education buildings and facilities was acknowledged at the Education Estates Awards (2018) where they won awards for Contractor of the Year, Project of the Year and the Innovation in Delivering Value award and followed this up at the 2019 awards with the award for Pupil/Student Experience.

2.9 Galliford Try were selected to deliver the partial re-development of the Meadow High School site following a competitive tender process from the Construction Framework. Following their selection, the company together with their Design Team have worked closely with the School and their design advisors, the DfE and the London Borough of Hillingdon. In consultation proposals have been developed for the new buildings and external environments that will enable the school to continue to deliver their vision and provide a valuable new teaching and sports provision that will secure high quality SEN provision at the site for many years to come.

3 SITE DESCRIPTION

The Surrounding Area

3.1 The site is located within the administrative boundary of the London Borough of Hillingdon and in the suburb and electoral ward of Brunel. The area is predominantly residential with a variety of housing types. These include 2 storey semi-detached properties built in the 1950's and 1960's located in the streets to the north and east of the application site and more modern low-rise flats and terraced housing located in the streets immediately to the south of the application site.

3.2 Other notable uses and buildings in the immediately surrounding area are Hillingdon Hospital which is located to the north east of the application site. The hospital site is a large complex of buildings of various heights and styles and also includes parking areas. In the south west corner of the hospital site closest to the application site the London Ambulance Service has a station to the south of which is a Busy Bees children's nursery. Both of these buildings are single storey with frontages to Royal Lane.

3.3 Immediately to the south of the application and partially sharing the school's southern boundary is the Baitul Amn Mosque. This is a part single storey, part two storey small complex of buildings with parking to the front. To the south of the mosque is the Walter Pomeroy Hall a single storey building used as a community hall and served by a car park accessed from Royal Lane.

3.4 To the west of the application site is Philpot's Farm Open Space, a large protected public open space bounded by the River Pinn to the west. The space comprises a number of marked walking routes, picnic areas and marked out sports pitches.

3.5 The area has a reasonable level of connectivity with bus routes along nearby Pield Heath Road providing connections to Hayes and West Drayton. The nearest commercial centres are Cowley (500m to the west) and Yiewsley (1.4km to the south west).

The Application Site

3.6 The application site (red line) itself comprises 2.1 hectares and comprises a number of low-rise buildings distributed across the eastern part of the site extending from the northern boundary to the southern boundary. The existing buildings form a rather disjointed school campus with numerous detached buildings scattered across the site. A number of these building are in poor condition.

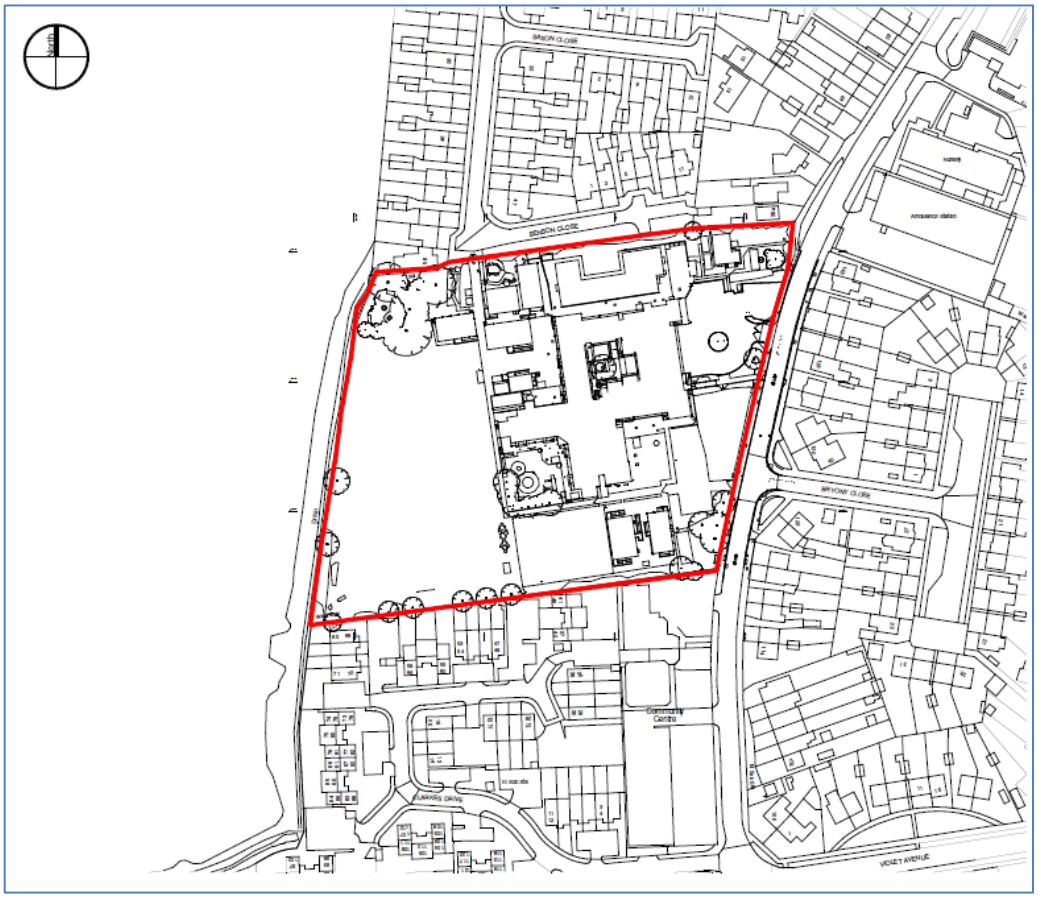
3.7 The most eastern part of the site fronting onto Royal Lane is dedicated to a drop off facility for children and staff parking. The western part of the site forms the schools playing field.

3.8 The site has a number of trees including an established tree belt forming the western boundary of the site and scattered trees along the southern boundary and along part of the frontage to the site.

3.9 The application site contains no listed buildings and shares no boundary with, nor is it within the setting of any statutory listed buildings. The site does not fall within a conservation area. There are no Public Rights of Way (PRoW) within the site.

3.10 The site is located within Flood Zone 1 which is the lowest classification of flood risk where land is assessed to have a 1 in 100 probability of river or sea flooding in any given year.

3.11 The site has a PTAL (public transport accessibility) rating of 2 where 0 is lowest accessibility and 6b is highest accessibility.



(Figure 3.1: Site Location Plan)

Planning Policy Designations

3.12 The Local Development Plan comprises the Hillingdon Local Plan Parts 1 and 2 for the period up to 2026. Part 1 sets out the Strategic Policies and Part 2 sets out the detailed Development Management Policies.

3.13 The Local Plan Part 2 Development Management Policies and Site Allocations and Designations was adopted as part of the borough's development plan at Full Council on 16th January 2020. The new Local Plan Part 2 replaces the Local Plan Part 2 Saved UDP Policies (2012).

(Figure 3.2: extract from Hillingdon Policies Map)

3.14 The application site has no planning policy designations but land to the west is within the Green Belt and is also a Nature Conservation Site of Local Importance.

Planning History

3.15 A review of the publicly available planning records has revealed the following historic and planning records relevant to the application site:

Reference number	Description of development	Decision Date
2020/899	Construction of two blocks of single storey modular classrooms for a temporary period of 26 months	Decision due 12/06/20
2014/1204	Erection of temporary single storey classroom unit and associated works	Approved 04/04/14
2012/3191	Removal of existing modular units and the construction of a new two storey sixth form block with associated hard & soft landscaping	Approved 04/10/12
2010/1210	Erection of temporary building for use as classrooms.	Approved 26/05/10
2009/290	Single storey detached portacabin to side for use as classrooms.	Approved 13/02/09
2008/3517	Erection of single-storey extension to main school building (block a) to provide new library and entrance lobby	Approved 19/12/08
2008/1544	Erection of two portacabins as temporary classrooms	Approved 14/05/08
2006/549	Erection of single storey detached temporary building	Approved 23/02/06
2005/3041	Erection of a single storey pre-cast concrete building for use as fitness centre	Approved 02/11/05

(Table 3.1 Relevant planning history)

3.16 As can be seen from the planning history for the site there has been a long history of incremental additions to the school campus some of these being temporary buildings, others classroom

extensions of a basic construction. The most recent application which is yet to be determined at the time of writing concerns temporary classrooms that are required to accommodate pupils during the course of the works proposed by this application.

3.17 The most significant recent planning permission is the construction of a new sixth form building which was approved under application ref: 2012/3191 in 2012. This building is located towards the northern boundary of the wider site and is not affected by these proposals.

3.18 Pre-application discussions are currently on going with regard to proposals for the replacement of many of these buildings some of which are now in poor condition and beyond their life expectancy. A pre-application meeting was held on 27th June 2019 and an initial detailed letter of advice issued on the 5th August 2019 (Ref: 3348/PRC/2019/113).

3.19 A second pre app submission was submitted in March 2020 which developed the previously submitted initial proposals, responding where necessary to the advice previously received. At the time of writing this Statement the formal response was still awaited.

4 PROPOSED DEVELOPMENT

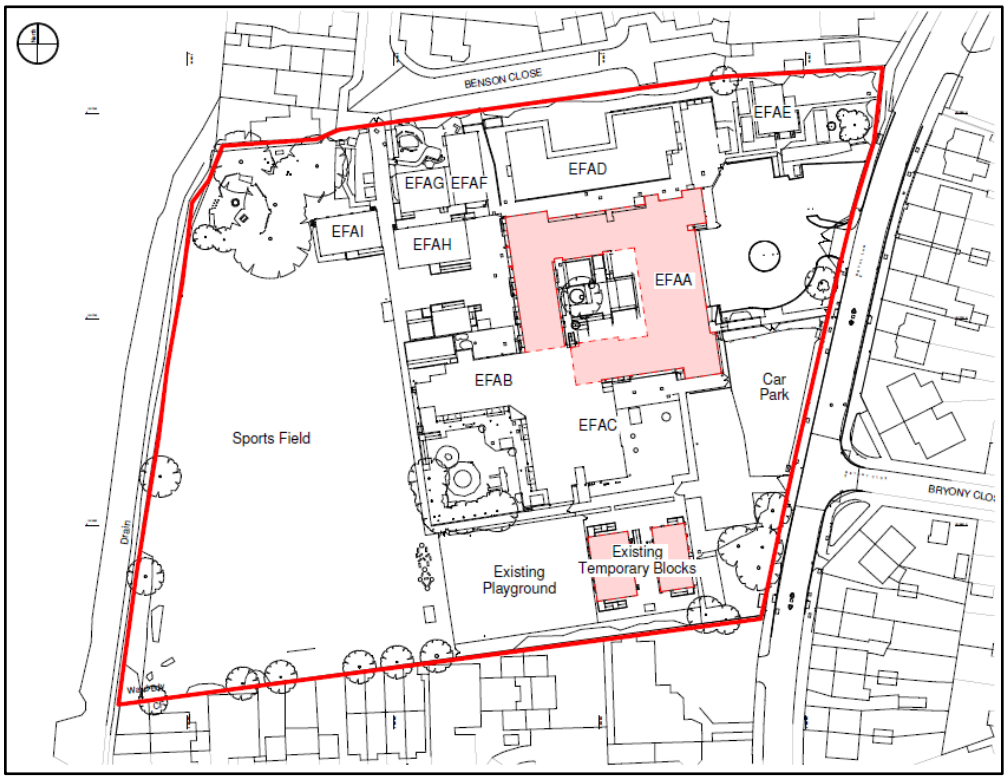
4.1 Planning permission is being sought for:

- Demolition of existing buildings located centrally within the site and temporary buildings located towards the southern boundary of the site (see demolition plan extract below);

- Erection of a new 2 storey block to accommodate new teaching spaces, main hall and dining spaces and a new school entrance, school office and reception proposed in the southern part of the site,

- Erection of a new sports hall and multi-use games area located within the centre of the site;

- Remodelling of the pupil drop-off and staff parking (proposed 54 staff parking (including 5 disabled spaces) and minibus spaces and the creation of separate vehicular entry and exit points and a dedicated drop off and servicing bay



(Figure 4.1: Demolition Plan)

4.2 The proposed development does not seek to increase the capacity of the school and the numbers of pupils and staff will remain the same. The purpose of the scheme is to re-new parts of the existing school campus that are in poor condition and beyond economical repair in order to improve the learning environment for pupils.

4.3 The main new block is located toward the southern boundary and is arranged over ground and first floors. Towards the front of the new building a new main entrance and school office is proposed adjacent to which a new school hall, dining hall and kitchens are proposed. The rear

part of the building that extends in a linear form parallel with the southern boundary will accommodate main classroom spaces and associated ancillary spaces and bathrooms.

4.4 The rear part of the building is set off the boundary by 12.8m creating a hard-surfaced play area for pupils. The southern boundary is enhanced with additional tree planting and a 2m wide landscape buffer.

4.5 In addition to the new teaching block a new sports hall building is also proposed located centrally within the site. Arranged over a single floor the building has the mass of a two-storey building due to the nature of the proposed use. The main sport hall is located towards the front of the building with changing facilities and bathrooms towards the rear. The sport hall joins to an existing teaching building that is due to be refurbished as part of the proposed development and this in turn joins to the proposed two storey main teaching block.

4.6 A total of 3413sqm (GEA)/2937sqm (GIA) are proposed across the two new buildings.

4.7 In addition to the new building several other enhancements are proposed to improve the teaching environment and also facilitate improved access and parking.

4.8 The proposals include enhancement of the school's sport provision to meet the needs of a wider range of the schools existing pupils. These include a new multiuse games area (MUGA), to be surrounded by a 3m high weld mesh fence and marked out with a playing surface for various different sports. The MUGA is located adjacent to the proposed sports hall to enable the use of the changing facilities proposed here.

4.9 In terms of facing materials the proposals include a palette selected to be robust and low maintenance with the use of a buff light coloured brick to the lower part of the sports hall with fibre cement cladding panels to the upper parts of the building. The main teaching block uses the same buff brick with area of render on the rear part of the building. Strong accents of blue are proposed to the entrance area to assist with way finding. Windows, curtain walling and doors will use grey coloured PPC aluminium frames

4.10 Enhancements are also proposed to the existing playing fields which include the remarking of the pitches to enable both athletics and football pitch layouts at the same time. A track is also proposed around the edge of the playing fields to be used by bicycles, scooters and other pedal or foot powered vehicles. A small outdoor teaching/gathering space is proposed in the corner of the school field for occasional outdoor teaching.

4.11 To the front (east) of the site the existing pupil drop-off and parking layout are proposed to be reorganised to provide a more efficient and safer layout. The existing entry point located towards the south of the frontage is to be modified to enable it to be used by all vehicles, this will provide a through route exiting further to the north. A drop-off area is proposed which allows two 56 seat coaches to drop pupils off at the same time or multiple minibuses or cars. The drop off area will also be used for servicing outside of school hours.

4.12 The revised parking layout proposes 57 parking spaces which includes 5 disabled bays. An additional 3 oversized spaces are proposed for minibuses. Cycle parking is proposed to the north of the site with spaces for 45 bicycles.

5 PLANNING POLICY ASSESSMENT

5.1 This section sets out the planning policy context for the proposed development. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Statutory Development Plan, unless material considerations indicate otherwise. The key local policy documents that comprise the development plan in this case include:

- Hillingdon Local Plan Part 1 – adopted November 2012
- Hillingdon Local Plan Part 2 – adopted January 2020

5.2 At the regional level the London Plan and associated supporting documents are relevant including:

- London Plan – adopted March 2016
- Draft New London Plan (Intend to publish draft 2019)

5.3 In addition, national planning policy set out in the following documents are also a material consideration that should be taken into account:

- National Planning Policy Framework ('NPPF', 2019);
- National Planning Practice Guidance ('NPPG', (updated) 2018); and,
- Department for Communities and Local Government ('DCLG') Policy Statement – Planning for Schools Development (M Gove and E Pickles, August 2011).
- Sport England Playing Fields Policy and Guidance, March 2018

Hillingdon Local Plan

5.4 **Hillingdon Local Plan Part 1 - Strategic policies** sets out the overall level and broad locations of growth up to 2026. Together with the Local Plan Part 2 Development Management Policies and Site Allocations and Designation documents it forms the Council's future development strategy for the borough

5.5 The relevant policies include:

- PT1.BE1 – (2012) Built Environment;
- PT1.CI1 – (2012) Community Infrastructure Provision;
- PT1.EM1 – (2012) Climate Change Adaptation and Mitigation;
- PT1.EM5 – (2012) Sport and Leisure;
- PT1.EM6 – (2012) Flood Risk Management; and
- PT1.EM7 – (2012) Biodiversity and Geological Conservation

5.6 **Hillingdon Local Plan Part 2 - Development Management Policies and Site Allocations and Designations** were adopted as part of the borough's development plan at Full Council on 16

January 2020. The new Local Plan Part 2 replaces the Local Plan Part 2 Saved UDP Policies (2012) and provides detailed policies against which new development proposals should be considered.

5.7 The relevant policies include:

- DMHB 11 – Design of new development
- DMHB 14 – Trees and landscaping
- DMEI 2 – Reducing carbon emissions
- DMEI 3 – Decentralised energy
- DMEI 6 – Development in green edge locations
- DMEI 10 – Water management efficiency and control
- DMEI 14 – Air quality
- DMCI 1A - Development of new education floorspace
- DMCI 6 – Indoor sports and leisure facilities
- DMT 1 – Managing transport impacts
- DMT2 – Highways impacts
- DMT4 – Public transport
- DMT5 – Pedestrians and cyclists
- DMT 6 – Vehicle parking

London Plan (2016)

5.8 The London Plan is the overarching spatial development strategy for London. It provides the strategic, London wide context within which all London boroughs must set their detailed local planning policies. Below are the relevant key policies to these proposals:

5.9 Policy 3.16 Protection and enhancement of social infrastructure states:
"Development proposals which provide high quality social infrastructure will be supported in light of local and strategic needs assessments…

…Facilities should be accessible to all sections of the community (including disabled and older people) and be located within easy reach by walking, cycling and public transport. Wherever possible, the multiple use of premises should be encouraged."

5.10 Policy 3.18 – Education facilities, states:
"The Mayor will support provision of early years, primary and secondary school and further and higher education facilities adequate to meet the demands of a growing and changing population and to enable greater educational choice, particularly in parts of London with poor educational

performance…

…Development proposals which enhance education and skills provision will be supported, including new build, expansion of existing facilities or change of use to educational purposes.

… In particular, proposals for new schools should be given positive consideration and should only be refused where there are demonstrable negative local impacts which substantially outweigh the desirability of establishing a new school and which cannot be addressed through the appropriate use of planning conditions or obligations.

…Development proposals which maximise the extended or multiple use of educational facilities for community or recreational use should be encouraged."

5.11 Other relevant policies responded to in the application include:

- Policy 5.2 - Minimising carbon dioxide emissions
- Policy 5.3 - Sustainable design and construction
- Policy 5.6 - Decentralised Energy in development proposals
- Policy 5.7 - Renewable Energy
- Policy 5.8 - Innovative Energy technologies
- Policy 5.9 - Overheating and Cooling
- Policy 5.12 - Flood risk management
- Policy 5.13 - Sustainable Drainage

Draft New London Plan (Intend to publish draft 2019)

5.12 A new London Plan has been prepared to guide development across the Capital for the next 20-25 years. The plan has completed its Examination in Public, with the Planning Inspectorate issuing their recommendations and consideration of the 'soundness' of the Plan. The draft London Plan gains more weight as it moves through the process to adoption and can be given weight in the decision-making process in accordance with paragraph 48 of the NPPF. The following policies from the London Plan (2016) are relevant to the Application Scheme:

- Policy CG1 Building strong and inclusive communities
- Policy GG2 Making the best use of land
- Policy GG3 Creating a healthy city
- Policy D2 Delivering good design
- Policy D3 Inclusive Design
- Policy S1 Developing London's Social infrastructure
- Policy S3 Education and childcare facilities
- Policy SI1 Improving air quality
- Policy SI2 Minimising greenhouse gas emissions
- Policy SI8 Waste capacity and net waste self-sufficiency
- Policy SI13 Sustainable drainage
- Policy T1 Strategic approach to transport
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T6 Car Parking

National Planning Policy Framework

5.13 The NPPF was updated on 19th February 2019 by the Government and replaced the previous versions adopted in July 2018 and previous to that March 2012. The Policy Framework is considered fundamental to Government reforms to promote economic growth and make the planning system more accessible.

5.14 The NPPF sets out the Government's overarching economic, environmental and social planning policies in England and how these are expected to be applied. The NPPF does not change the statutory status of the Development Plan as the starting point for decision making however, it is a material consideration for local planning authorities in the determining of planning applications. Relevant policies include:

Educational Facilities

5.15 **Paragraph 94** states that "it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities… should:

5.16 a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and

5.17 b) work with schools' promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

Design

5.18 **Paragraph 124** states that "the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process."

5.19 **Paragraph 127** states that "planning decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

National Planning Practice Guidance

5.20 On the 6th March 2014, a Ministerial Statement was published announcing the launch of an online database of National Planning Policy Guidance (NPPG). The NPPG was subsequently updated to reflect the publication of the revised NPPF in July 2018. Whilst this practice guidance is a material planning consideration, it is intended as guidance only and is therefore subservient to policies in the NPPF.

5.21 The detailed guidance within the NPPG has been taken into account within this Planning Statement.

Policy Statement – Planning for Schools Development

5.22 This policy statement published by the Department for Communities and Local Government in August 2011 confirms the Government's commitment to ensuring there is sufficient provision to meet growing demand for state funded school places. It also confirms that state funded schools include Academies and free schools.

5.23 The statement goes onto to state that "There should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework" and with regard to planning decisions "Local authorities should give full and thorough consideration to the importance of enabling the development of state-funded schools".

5.24 The statement sets out that the planning system should operate in a positive manner when dealing with proposals for the creation, expansion and alteration of state funded schools and that the following principles should apply:

- There should be a presumption in favour of development of state-funded schools, as expressed in the National Planning Policy Framework.
- Local Authorities should give full and thorough consideration to the importance of enabling the development of state funded schools in their planning decisions.
- Local authorities should make full use of their planning powers to support state-funded school applications.
- Local authorities should ensure that the process for submitting and determining state-funded school applications is as streamlined as possible.

- A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.
- Appeals against any refusals of planning permission for state-funded schools should be treated as a priority.
- Where a local planning authority refuses planning permission for a state-funded school, the Secretary of State will consider carefully whether to recover for his own determination appeals against the refusal of planning permission.

Sport England – Playing Fields Policy and Guidance

5.25 Sport England has detailed policies set out in their "Playing Fields Policy and Guidance (March 2018)" which sets out that land allocated as playing fields will only be acceptable for development where it meets one or more of five specific exceptions:

5.26 **Exception 1** - A robust and up-to-date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.

5.27 **Exception 2** - The proposed development is for ancillary facilities supporting the principal use of the site as a playing field and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

5.28 **Exception 3** - The proposed development affects only land incapable of forming part of a playing pitch and does not:

- reduce the size of any playing pitch;
- result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
- reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
- result in the loss of other sporting provision or ancillary facilities on the site; or
- prejudice the use of any part of a playing field and any of its playing pitches.

5.29 **Exception 4** - The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

- of equivalent or better quality, and
- of equivalent or greater quantity, and
- in a suitable location, and
- subject to equivalent or better accessibility and management arrangements.

5.30 **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.

6 STATEMENT OF COMMUNITY ENGAGEMENT

6.1 The following section of this Statement comprises the Statement of Community Engagement (SoCE).

6.2 The engagement which is described by this statement was carried out mindful of guidance within the NPPF which states:

"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community."

It also suggests that the level and type of engagement should be proportionate to the nature of the planning application.

The Consultation

6.3 Galliford Try engaged EdgePlan to undertake a public consultation with the local community ahead of the submission of the detailed planning application. Due to the on-going Covid-19 pandemic at the time it was not possible to undertake a public exhibition. It was therefore decided rather than carry out no consultation at all to undertake consultation online.

6.4 A leaflet (see Appendix 1) providing details of the project web page was delivered to 287 local residences to inform the public about the web page where details of the proposed development could be reviewed and to provide contact details.

6.5 We were mindful of the fact that not everyone has access to a pc and broadband and so it was made clear on the invite that members of the public could make a request for a hard copy of the consultation material to be posted out if this was preferred.

6.6 The web page provided a short explanation of the proposals and provided plans, elevations and images of the development. The plans were provided in a gallery within the webpage but were also provided as pdf downloads. A comments box was provided to enable residents to make comments and additionally an e-mail address and contact telephone number were provided. Screen shots of the web page are included as Appendix 2 to this statement.

Feedback

6.7 A number of comments were received via the webpage and Google Analytics enabled us to monitor the number of visit to the web page over the consultation period 17th April to 3rd May 2020. Appendix 3 provides full details of the number of hits to the web page, time spent on the web page and where the user was referred from, the following is a summary:

- 61 unique users accessed the web page over the consultation period
- 76 people viewed the page in total (meaning some people looked more than once on different days)
- Average time spent on the web page was 4 mins 39 secs
- 65.5% of visits were directly from the url (directly inputting the address given in the mail drop) the remainder came from google (18.1%), social media (13.8%) and other search engines (2.6%)

6.8 In respect of the direct feedback we received the following:

- 1 phone call asking for a hard copy of documents to be sent out
- 3 comments confirming support for the proposals
- 1 comment asking various questions and clarifications
- 1 comment requesting clarifications and raising concerns

Sample of the comments received:
"I completely support the plans for refurbishment/rebuild of Meadow High School. It is long overdue!"

"Very impressive. These improvements are well overdue and will help enhance the learning and academic support for these pupils"

"Please can you advise if the current 2 storey classrooms will remain on the site"
"Will the driveway entrance be improved and include a one-way system

"Community use of the Sports area. We are concerned on the impact to residents outside of normal school hours i.e. after 7 p.m., weekends and Bank Holidays without knowing the full intended use"

"When would the proposed construction along the boundary with Clarkes Drive commence and what is the anticipated completion time?"

"What provision is there against noise and smells as there are doors and windows on the boundary? Will there be plant located on the roof?"

Conclusion

6.9 This Statement of Community Engagement demonstrates that the applicant has carried out appropriate pre-application consultation with key stakeholders and the local community on these proposals. The evidence demonstrates that the methods used were well accessed by the local community with a significant number of people viewing the web page and the details of the proposed development.

6.10 Those making comments raised a number of issues with 3 responses confirming full support for the proposals. Other responses sought clarification with regard to the proposals seeking to ensure the proposed development wouldn't affect local residents primarily in respect of noise pollution.

6.11 Overall, the mail drop and webpage was considered to be a successful form of engagement reaching a large number of residents and responded positively to the constraints imposed by the Covid-19 pandemic.

Other Consultation

6.12 The proposals subject of this planning application has also been the subject of extensive consultation with other stakeholders. The proposals have been shaped by these consultations and where appropriate amendments to the scheme have been incorporated. This following paragraphs summarise the other consultations that have been undertaken.

6.13 Below is a brief overview of the consultation that has been undertaken:

Client Engagement Meetings

6.14 Following the appointment of the contractor a series of Client Engagement Meetings (CEM) were held to develop the feasibility control option into a detailed proposal for submission to planning. The CEM's were held with members of the design team, the Department of Education, and the school's senior Management Team including teaching staff. The purpose of the CEM's are to ensure the new facilities meet all of the objectives of the school and are designed in a way to suit the way the school is run and the specific needs of its pupils. A series of 6 meetings were held.

Pre-application discussions with London Borough of Hillingdon

6.15 The proposals now subject of this application have been the subject of extensive pre-application discussions with Planning Officers of the London Borough of Hillingdon including a meeting held with the Council on the 27th June 2019 which was followed up with the Council's formal advice in letter dated 5th August 2019. A subsequent request for pre-application advice was submitted on the 16th March 2020 initial feedback from Officers has been received but a formal response is still awaited at the time of writing. The advice received has been a key consideration in preparing the detailed proposals with a number of improvements made to the scheme as a result of the advice received by Officers.

Pre-application advice from Sport England

6.16 Prior to the proposals being developed in detail Sport England were approached for their advice with regard to the nature and scope of the development. Sport England kindly provided their initial thoughts on the development in an e-mail dated 14th August 2019. In the e-mail they highlighted their policies as refer to earlier in this statement. Sport England raised initial concern that they maybe a net loss of sports facilities due to the loss of the existing tarmac tennis courts. They also asked for further details to be submitted with the application in respect of the MUGA and also the nature of the proposed sport hall.

6.17 A detailed response to Sport England policy is given in paragraphs 7.53-7.64 which demonstrate that the proposals comply with exception 5 set out in Sport England policy in that the proposed development includes both new indoor and outdoor sports facilities which are of sufficient benefit to out weigh the loss of the tennis courts which are in generally poor condition.

7 KEY PLANNING CONSIDERATIONS

7.1 This application is for full planning permission for a new 2 storey teaching block, sports hall multi-use games area and revised access and parking arrangements at the existing Meadow High School on Royal lane, Uxbridge.

7.2 The Key planning considerations in respect of the proposals are:

- Principle of development
- Design and Amenity
- Landscaping
- Highways and Transport
- Flood Risk and Drainage
- Sunlight/daylight
- Sustainability and Energy
- Sport England Considerations
- Arboricultural Impact
- Other matters – ecology, servicing and waste, noise, air quality, community use

Principle of development

7.3 Meadow High School is a well-established SEN school serving this part of the London Borough of Hillingdon. There is a clear educational need for SEN school places in Hillingdon and the demand for places that meet the needs of pupils with SEN is increasing in part in proportion to the overall rise in pupil numbers in the borough but also due to increased diagnosis.

7.4 Meadow High School was first established in the 1960's and the school campus has been added to incrementally and in an unplanned manner over the last 60 years. The result is a campus that is disjointed and doesn't serve the needs of the pupils in the best way for their specific educational needs. In addition, a number of the existing buildings some of which are temporary and were never meant to be permanent teaching spaces are in poor condition which again adversely impact the teaching environment of the pupils.

7.5 Following a detailed survey of the campus several defective buildings were identified and issues associated with under heating in winter and overheating in summer of the teaching spaces were identified. Funding for renewal and remodelling of the campus was therefore supported by the DfE.

7.6 Policy DMCI 1A: Development of new education floorspace sets out the criteria against which new educational floor space will be considered. Although the policy relates specifically to new schools and school expansions it is considered the criteria is still applicable in this case where existing floor space is being replaced with some uplift to facilitate the provision of improved facilities. The key criteria include:

A) The size of the site and its suitability to accommodate new buildings taking account of existing surrounding uses. At Meadow High School the site is generous and despite the constraints presented by the existing arrangement of buildings the proposals do not adversely impact on any existing planning policy designation including the adjacent green belt land.
B) The impact on green open space, games pitches, outdoor play and amenity space – although the proposals involve the development on existing tarmac tennis courts and a small area of playfield these impacts are fully mitigated through the provision of a new purpose built

sports hall, new multiuse games area and the provision of a bike track around the existing playing fields. The proposals will also incorporate an element of community use of the new facilities providing wider benefits

C) The location and accessibility of the site – the development does not propose to increase the existing number of staff or pupils and therefore there will be no additional impact on the local highway network. In addition due to the nature of the school a large majority of the pupils arrive at the school via minibuses and coaches which further minimises the impact on local roads

D) The sustainability credentials of the proposed development with a view to becoming carbon neutral – the proposed development is highly sustainable incorporating a highly efficient fabric, efficient services and the use of renewable energy.

Summary

7.7 The principle of renewing and improving the existing educational facilities at this well-established school are clearly supported by adopted Local Plan policy DMCI 1A. The proposals are located in a sustainable location within the catchment area of its pupils. The proposals have been designed to respect the local area (as demonstrated in detail later in this Statement) and will be built to a highly sustainable standard and will offer an improved range of sports facilities for pupils and the wider community.

7.8 It is considered that the material considerations described above robustly support the principle of continued educational use on the application site. The principle of development being further supported by adopted London Plan policy 3.18 and the Government policy statement 'Planning for Schools Development' which confirms a presumption in favour of state funded school development.

Design and Amenity

7.9 In developing the design, the application site has been considered holistically with regard to the overall site strategy to improve the functioning of the school by improving and rationalising the layout, access, staff parking and student drop off. The school has suffered from unplanned piecemeal development over a period of years which has resulted in a disjointed and inefficient layout. A key aim of the project whilst also providing much-needed improvements to the teaching space was to introduce a more legible layout.

7.10 The existing frontage to the school is poorly laid out with staff forced to double park in tight and constrained parking areas. The pupil drop-off area is also an inefficient space with poor manoeuvring space for coaches and with a shared entry and exit causing congestion in the area at the start and end of the school day.

7.11 The improvements include a rationalised parking layout providing parking for 57 vehicles with adequate manoeuvring space and specific parking spaces for the school minibuses. Making use of the generous frontage a new entrance with a separate exit is proposed which will facilitate the more efficient drop-off and pick up of pupils. The through route for drop off will include a layby suitable for coaches as well as smaller vehicles and will minimise congestion both within the site and the surrounding area.

7.12 The proposed buildings themselves make the most efficient use of the previously developed parts of the site minimising the uptake of existing open space. The two-storey teaching block is located towards the southern boundary set away from the boundary to protect the amenity of neighbouring residents. The sports hall replaces existing buildings within the centre of the site.

The proposed buildings are to be connected with the existing art, design and technology classrooms and the library which are to be retained and refurbished.

7.13 Both of the new buildings are to be two storey which responds to the general scale and form of development in the local area. The buildings both address Royal Lane with the new 2 storey block also accommodating a new school office and reception.

7.14 The proposed palette of materials has been chosen to be of a good quality, visually attractive and robust. In this regard a buff facing brick is proposed to the lower parts of the sports hall and the front façade of the new teaching block. This material is both attractive and hard wearing whilst responding positively to existing buildings on the site and in the local area. Other materials proposed include a two-tone cladding panels to the sport hall and a light-coloured render to the rear parts of the sports hall and the main teaching block.

7.15 The site layout improvements and position of the new buildings within the site has been led by the need to respect adjacencies of existing buildings within the site as well as respecting proximity to neighbouring property to ensure adequate separation and to ensure a high level of amenity is retained.

7.16 The design has also evolved in response to detailed design considerations, specific school requirements and the comments received at pre-application meetings with the London Borough of Hillingdon. Specifically, the positioning of the new teaching block has responded to the 45 degree principle set out in the Council's Design and Accessibility Statement (SPD). Compliance with this principle (as demonstrated in detail within the Design and Access Statement prepared by Pozzoni Architecture submitted alongside this Statement) ensures that the proposed development secures good levels of privacy by ensuring adequate separation and ensures daylight, sunlight and outlook is maintained by the neighbouring residents.

7.17 The height of the building respects the prevailing heights in the area and the new entrance identified by the use of a blue glazed brick assists with way finding and provides an easily identifiable entrance for the school.

7.18 Adopted local plan policy DMHB 11 concerns the Design of new development and seeks to ensure new development amongst other considerations respects the local context, ensure the use of high-quality materials and protect the amenity of adjacent properties and open space.

7.19 As demonstrated above the proposals represent the best and most efficient use of the existing site concentrating development on previously developed land whilst ensuring the amenity of neighbouring occupiers are fully protected. The proposed building complements the existing character of the area in terms of siting, scale and appearance. In this way the proposals fully comply with policy DMHB 11 of the adopted Hillingdon Development Management Policies, and Policies 7.4 and 7.6 of the London Plan and paragraphs 124 and 127 of the NPPF. Further details of the design can be found within the Design and Access Statement prepared by Pozzoni Architects.

Sunlight/Daylight

7.20 A detailed analysis of the sunlight and daylight impact of the proposed development has been undertaken by Herrington Consulting. The assessment which has been undertaken in line with BRE Guidelines has shown that in most cases the change in respect of daylight received by

habitable rooms of neighbouring buildings located on Clarkes Drive will not be significant and is unlikely to be noticeable by the occupants.

7.21 The assessment of the impact of the proposed development on the sunlight enjoyed by neighbouring buildings has also shown that despite some reductions seen in the number of probable sunlight hours enjoyed by these windows/rooms these are again within the limits prescribed by the BRE Guidelines as being acceptable.

7.22 The assessment demonstrates that when assessed against the guidelines in the relevant BRE document it is possible to conclude that the development will not result in an unacceptable reduction in the amount of either daylight or sunlight enjoyed by neighbouring buildings or there associated external amenity spaces.

Transport and Highways

7.23 A Transport Statement (TS) has been prepared by John West and accompanies this application. The TS considers the highway and transport implications of the proposed development in terms of the accessibility of the proposed development, student drop off, parking and servicing arrangements. In addition to the TS this application is also supported by a Service and Delivery Plan, Car Park Management Plan and School Travel Plan all prepared by Robert West.

7.24 The redevelopment of the existing Meadow High School will provide no increase in staff or pupil numbers. The school will continue to operate as per the existing situation benefiting from a redesigned car park with dedicated drop off area. Due to the SEN nature of the school the majority of pupil trips to and from the school are made by taxi and minibus. There will be no increase in vehicle trips made to and from the school and the proposals will not have any effect on the local highway network. The implementation of the School Travel Plan will overtime assist with reducing the number of (staff) vehicle trips to the site.

Accessibility

7.25 Planning policy seeks to ensure that development is accessible by a range of sustainable transport modes. The site is located in a predominantly residential area and is able to take advantage of a well-established network of pedestrian routes.

7.26 There are also a number of cycle routes in the area including a cycle route that passes through the open area to the west. A new proposed TfL cycleway is also proposed to be implemented to the south of the site along the Grand Union Canal.

7.27 In terms of public transport accessibility, the site has a PTAL rating of 2 which is ‘poor’ accessibility by public transport. There are however a number of bus routes within the local area, the nearest being 450m (6 minute walk) from the site on Pield Heath Road. A summary of local bus services indicates that there are between 44 and 48 AM peak services and 49 and 59 PM peak services.

7.28 The nearest National Rail station is located at west Drayton approximately 1.65km to the south of the site which serves rail routes between London Paddington and Reading.

Parking

7.29 The newly laid out parking areas will provide a total of 57 parking spaces including 5 disabled spaces and 3 dedicated minibus parking spaces. In the current situation the parking is informal with double and triple parking often occurring, at times the existing informal parking can

accommodate up to 85 parking spaces but this can involve blocking cars in and is an unsatisfactory arrangement.

7.30 Although providing less parking than the current situation spaces are appropriately laid out with sufficient manoeuvring space. The nature of the school means that specialist teachers travel from a wider area than for many school and as such there is more reliance on a car for travel.

7.31 The application is supported by a Car Park Management Plan which sets out measures to ensure that the car park is managed and operated in an efficient manner. The Travel Plan will also assist in reducing the reliance on cars and reduction in on-site parking measures to encourage a shift away from single occupancy car use.

7.32 It is proposed that 45 cycle parking spaces will be provided in accordance with standards published in the draft London Plan (2019) which will be secure and covered.

Pupil Drop Off Arrangements

7.33 The majority of pupils will arrive at the school by mini-bus or taxi catering for the catchment areas of the school. This is a typical arrangement for a SEN school accommodating the specific needs of the pupils using specially adapted transport with trained drivers.

7.34 All drop-off / pick-up activity will take place within the site using the dedicated drop off bay located away from the public highway thereby causing no disruption to local residents. Drop-off / pick-up activity will be carefully managed by staff to ensure the safety of pupils whilst ensuring the dwell time of minibuses and taxis is minimised.

Delivery and Servicing Arrangements

7.35 The Meadow High School operation generates a minimal number of deliveries over the course of a typical school day / week. These will be limited to waste collection, deliveries and general supplies.

7.36 The key principles of the delivery and servicing strategy for the main school site will be as follows:

- Delivery vehicles will utilise the bay in front of the main entrance and will be scheduled to arrive outside of school hours where possible and specifically to avoid the beginning and end of the school day
- Refuse collection will also take place within the site. With two collection points both accessed from the main route through the site. Drag distances are no more than 17m with level surfaces.
- Vehicles are able to pass whilst deliveries or bin collections are taking place so no congestion will be caused
- There is no requirements for any vehicle to reverse to access or egress the site.

Trip Generation Transport Impact

7.37 As noted the proposals will not lead to an increase in staff or pupil numbers and therefore there will be no increase in vehicle trips generated by the proposed development.

Other Transport Matters

7.38 A School Travel Plan has also been prepared by John West, this includes measures that will be implemented to manage and monitor the pupil and staff travel patterns, with the intention of

minimising the impact of development on the local road network and encouraging where possible the use of sustainable transport.

7.39 In addition, a Construction Traffic Management Plan has been prepared by Galliford Try. This includes details of how Galliford Try will manage the development of the site in terms of the efficient movement and management of construction traffic associated with the delivery of the proposed development.

7.40 It is concluded that in highways terms the development proposals will not have a severe impact in the context of Paragraph 109 of the NPPF, are compliant with Local Plan policies DMT1, DMT2 and DMT6 and are therefore acceptable in transport terms.

Flood Risk and Drainage

7.41 The site is located in Flood Zone 1 'Land assessed as having a low annual probability of flooding (<0.1%) from rivers or the sea in any years. It should also be noted that all access for vehicles and pedestrians to the site also fall within Flood Zone 1. The site has an area greater than 1ha and therefore a Flood Risk Assessment (FRA) has been prepared by AKS Ward and is submitted in support of the proposals.

7.42 The FRA confirms that the site has a no risk of fluvial flooding but is susceptible to some surface water flooding during extreme events. Some of this is associated from run off from surrounding roads. It is also confirmed however that the existing buildings on the site and neighbouring the site have never flooded. The proposed buildings are however situated 0.15m above existing levels to ensure the proposed buildings allow for the risk of all forms of flooding.

7.43 The proposed development will not increase the risk of flooding on or off site and there will be no loss of floodplain as a result of the development. The application is supported by a Drainage Strategy prepared by AKS Ward confirming that surface water drainage for the new building and paved areas will be attenuated using an attenuation tank, permeable paving and a flow control prior to discharging under gravity connection into the Thames Water combined system. The runoff from the new impermeable areas will be attenuated in a cellular tank with capacity of 160m3. In addition, permeable paving has been proposed in the outdoor play areas.

7.44 The proposed drainage strategy is in compliance with national requirements and Local Plan Policies DMP 9a and 9b. Due to existing ground conditions infiltration is not a suitable method of discharging surface water. The drainage strategy instead proposes attenuation tanks (2, tanks each with 240m3 capacity) with water being discharged to the private water network through a hydro brake controlling run off rates to between 3.7l/s and 3.9l/s for each storm event.

7.45 The Drainage Strategy is supported by the completed London Sustainable Drainage Proforma confirming the that the proposed Drainage Strategy complies with Hillingdon Local Plan policies EM6 DMEI10 and London Plan policy 5.13 and draft London Plan policy SI13.

Energy and Sustainability

7.46 An Energy and Sustainability Statement prepared by Couch Perry Wilkes (CPW) supports this application. The report confirms that the CO2 emissions and reductions associated with each stage of the energy hierarchy and energy demand reduction. In order to deliver an environmentally responsible building, an exemplar approach is being proposed based on low energy design principles. In summary, this approach involves energy demand minimisation through effective building form, good envelope design and proficient use of services.

7.47 Through fabric and building service efficiencies the building improves upon building regulations CO2 emissions targets and with the addition of heat pump technologies it further reduces the development CO2 emissions by over 48%. As set out in the table below:

	Regulated non-domestic carbon dioxide savings	
	Tonnes Co2 per annum)	**%**
Savings from energy demand reduction	2	4%
Savings from heat network / CHP	0	0%
Savings from renewable energy	19	44%
Total cumulative savings	21	48%

(Table 7.1 CO2 emissions savings)

7.48 The table above demonstrates compliance with the 35% betterment on Part L 2013, which is required by The London Plan the building surpasses this providing betterment of 48%. This constitutes a saving of 21 tonnes of CO2 per annum.

Cooling and Overheating

7.49 Policy 5.9 of the London Plan and Draft London Plan Policy S14 outlines a hierarchy of measures which should be followed to minimise the building overheating and reduce the demand for cooling within the building. A number of objectives have been included to achieve this objectives including:

- Minimising internal heat gains – Pipework serving the heating network will be designed and insulated to minimise heat loss and the kitchens have been located at one end of the building so heat gains can leave the building and not heat up classroom spaces
- Reducing solar gains – a low G-value has been targeted to minimise solar gains and solar shading will be considered on the southern façade to combat over heating
- Passive ventilation – noise issues require a mechanical ventilation solution this will be carefully specified to reduce energy demand to a minimum
- Mechanical ventilation – The AHU will incorporate a 2-stage heat recovery system to boost heating during the colder months and provide peak temperature lopping in the hotter months

7.50 In terms of overheating an assessment of the classrooms likely to experience the worst solar gains has been modelled to simulate the worst-case scenario for the building. The areas have been thermally modelled to comply with CIBSE TM52 Overheating Criteria and have been assessed against the 2018 edition of BB1010:Guidelines in ventilation, thermal comfort and indoor air quality in school published by the Department for Education. The full results of this Overheating Analysis are detailed in the Energy and Sustainability Statement and confirms that the selected rooms are expected in full compliance with industry design standards.

Renewable Energy

7.51 In accordance with policy 5.7 of the London Plan the technical feasibility and economic viability of installing renewable and low technology energy options at the development have been assessed. The results of the full assessment are given in the Energy and Sustainability Statement. Having considered and evaluated all forms of renewable energy it was determined that the most feasible technologies to be incorporated are Air Source Heat pumps due to their efficient use of fuel and low capital cost with limited additional plant space requirements. As

noted in the table above this technology result in the building achieving a 44% CO2 emission saving.

7.52 Although solar photovoltaic panels were also considered a viable technology the space requirements and limited areas of unshaded roof has prevented its use in this case.

Sport England

7.53 Part of the proposed development falls on land last used as playing field and therefore sport England are a statutory consultees under the terms of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Earlier in this Statement details of Sport England Playing Fields Policy and Guidance (March 2018). This policy sets out 5 specific exceptions where development on playing field land could be acceptable.

7.54 In the case of these proposals we put forward a case that the development complies with Exception 5 as set out below. The proposed two storey teaching block located in the southern part of the site extends onto the playing field and takes up an area of approximately 290sq.m. Although part of the area taken currently has items of play equipment located on it part of the area has in the past been used as part of the athletics track and could form part of a football pitch. The plans submitted with the application show how the playfields will be re-laid out in the future should planning permission be granted. These plans show how the retained area can accommodate a running track, long jump track and a football pitch together with a cycle track around the edge of the playing field. This layout meets the diverse needs of the pupils attending the school and has been designed in consultation with the school's senior management.

7.55 The improvements to the playing field are accompanied by other significant sporting benefits as described below.

Exception 5

7.56 Exception 5 confirms that development could be acceptable where 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.

7.57 As set out above the proposed development takes up a small area of playing field, a part of which is capable of forming a playing pitch. In addition the proposed building develops a tarmac area that is used as a playground but also has markings for various sports including tennis, netball and football. The tarmac finish is however in poor condition and is not suitable for competitive sport.

7.58 In mitigation of the loss of the sports facilities described above and in compliance with Exception 5 the proposed development includes the provision of a multi-use games area with a polymeric sports surfacing and a new school sports hall. These new facilities offer a significant net benefit in both the quantity and quality of sports facilities offered at Meadow High School which justifies the small uptake of playing field in accordance with exception 5.

7.59 Sports Hall – the proposed sports hall is a new purpose built indoor facility with associated changing rooms. It is a facility not currently provided by the school and will enable pupils to engage in sporting activities throughout the year. The design of the sports hall and its location within the wider school campus means that it is capable of being locked down from the rest of

the school so that it can be used for wider community use. It is also served by a separate entrance/reception area further enabling its use independent from the school.

7.60 The sports hall itself is a single court hall within a double height space and will have markings for multi sports including netball, basketball and football. The facility is also accompanied in the same building by communal and private changing facilities and showers.

(Figure 7.1 Sports Hall Layout)

7.61 Multi-use games area (MUGA) – the MUGA is located to the north of the sports hall and will share the same changing rooms it will also be made available to community users outside of school hours. The MUGA will have a polymeric surface making it suitable for a wide variety of sports facilities. The playing court has a runoff area and the court is surrounded by 3m high fencing.

Summary

7.62 The proposals supported by this Statement will significantly enhance the teaching environment for its pupils. The proposals respond primarily for the need to accommodate the specific needs of this SEN school and the teaching spaces, sport provision and other outdoor spaces have all been designed mindful of the pupils needs. As detailed elsewhere in this report part of the school had suffered from a lack of investment over a number of years and the sport facilities available to the pupils were below modern standards and insufficient to meet the needs of the school. The proposals will offer a significant enhancement of the teaching environment and specifically the sporting provision. Two purpose built sports facilities are proposed neither of which are currently present at the site including a MUGA built to modern standard with an appropriate playing surface. A purpose built sport hall is also proposed. Both facilities have been designed and located so that they can be accessed independently of the rest of the school so that at appropriate times the facilities can be made available to the local community.

7.63 The proposals significantly enhance the quality and quantity of sports facilities on the school site and increase availability both to the school community and the wider local community. The

small loss of playing field although requiring the sports pitches to be re-laid out do not affect the overall usability of the playfields and with the other enhancements proposed will continue to meet the needs of the school. The loss of the tarmac tennis courts which have a poor surface and are only used for informal play is not consider to be detrimental to the overall provision of sports facilities at the site and a variety of general informal play areas are proposed throughout the school site.

7.64 Overall the proposals are consider to comply with Exception 5 and will lead to significant sporting benefits increasing accessibility and availability of sports facilities at the school.

Arboriculture

7.65 The application is supported by an Arboricultural Method Statement incorporating an Impact Assessment prepared by Plowman Craven which includes a tree survey of the site, tree protection plan and tree works schedule. The report describes the extent and effect of the proposed development on individual trees and groups of trees within and adjacent to the site.

7.66 The proposed development results in the loss of 7 individual trees and 1 group of trees which range in condition and maturity, the majority of the removals are required to enable the development or are required as part of the general management of the site.

7.67 Of the trees to be removed 4 of them have a category rating of C1 and are therefore considered to be of limited merit and impaired condition and their loss is not considered to be detrimental to the character of the site. These trees are all located on the southern boundary and will be replaced with 3no. new trees within a landscape buffer which will ensure they are able to establish themselves and offer amenity value for years to come.

7.68 The other trees proposed to be removed are all classed B1 which are trees of moderate quality. These includes a group of Leyland cypress located on the southern boundary adjacent to the flank elevation of the neighbouring mosque. It is not possible to retain these trees due to the proximity of the proposed building and it is considered due to their location they are of limited amenity value. An additional tree, a Prunus sp. Located to the west of this group is also proposed to be removed as it falls within the footprint of the proposed building. The other trees proposed to be removed include a Goat Willow and a Holly, these trees are already compromised being located within a courtyard surrounded to all side by an existing building. This building is proposed to be demolished and it will therefore not be possible to retain these trees.

7.69 It is considered that the tree removals proposed will have negligible to minor impact on the immediately surrounding environment, but this impact will be mitigated through a landscaping scheme and replacement planting.

7.70 Tree protection measures are proposed in the form of box hoarding, protective fencing and temporary ground protection which shall remain in situ for the duration of the development. Supervised excavations, in addition to specialist surfacing will be required in areas where new hard landscaping is proposed.

7.71 The development of the site will bring an opportunity for best tree management practice and in arboriculture terms is considered to be acceptable as demonstrated in the supporting Arboricultural Method Statement, Tree Constraints Plan and Tree Protection Plan prepared by Plowman Craven.

Ecology

7.72 A desk based ecological appraisal and site walkover has been undertaken to evaluate the ecological value of the site. The main observations of this preliminary assessment are as follows:

- The site does not form part of any statutory or non-statutory nature conservation site. In total four non-statutory nature conservation sites are located within 1km of the site. The closest non-statutory Site of Importance for Nature Conservation (SINC) was present 230m east of the site.
- The site itself comprises predominantly hard standing and built form in the eastern and central part of the site with interspersed pockets of soft landscaping including low levels shrubs and managed amenity grassland and trees. The western part of the site comprises the school played fields which is managed amenity grassland. In the north west corner of the site a small group of trees both within and adjacent to the site forms a small woodland area. A band of trees also extends along on the western boundary with a more irregular band of trees extending along the southern boundary.
- There is some bat roosting potential within the band of trees to the west and within the wooded areas. However no signs of bats have been observed and these trees are all proposed for retention.
- The trees throughout the site provide suitable nesting habitat for common breeding bird species. The habitats on site would be suitable for London BAP species, such as dunnock and house sparrow. In order to comply with legislation, these habitats should be removed between September and February inclusive, which is outside of the main bird breeding season. Where this is not possible, a check for nesting birds at least 48 hours prior to vegetation clearance must be undertaken by an experienced ecologist and, if any nests are found, they must be protected until such time as the young have fledged
- Recommendations to enhance the biodiversity value of the site in accordance with national and local planning policies include the incorporation of a biodiverse landscape buffer on the southern boundary, planting of new trees, wildlife planting and nesting/roosting opportunities for birds and bats

7.73 The proposals include a number of enhancements to the ecological value of the site including the planting of up to 8 new trees and low level shrub planting. Bat and bird boxes can be located in existing boundary trees and the scheme also includes a sensitive lighting scheme with low level unobtrusive lighting so as not to impact on the existing wildlife.

7.74 The proposed development will have minimal risk of harm or impact to protected, priority or rare species or habitats. By also incorporating the suggested enhancement measures, the proposed development would be enhanced further for local wildlife in accordance with national planning policy guidelines.

Other Matters

7.75 **Building Accessibility** - The building has been designed to comply with the Equality Act 2010, building regulations Approved Document M and BS 8300:2009 Design of buildings. All approaches to the building will have level thresholds with doors providing wide openings. All corridors are a minimum of 1.8m wide in order to ensure adequate passing width. There are disabled WCs within the building which will be within the maximum travel distances set out in the Building Regulations Approved Document M. There are also accessible changing/shower rooms within the sport hall building.

7.76 **Waste and Servicing** – All servicing will occur from within the site, all food deliveries will be taken in through the kitchens in the south eastern part of the building. Refuse stores are also located adjacent close to the kitchens. Refuse and serving vehicles will be able enter the school site and exit via the vehicular route through the site. Vehicles will be able to stop in the drop off area whilst making deliveries and collecting refuse.

7.77 All smaller deliveries to the school of stationary and other materials will be made via the school office**.** The school will ensure with agreement from suppliers that all regular deliveries are made to the school during the school day to avoid conflict with pupils arriving or leaving school at the start and end of the school day.

7.78 The proposed refuse store is designed to accommodate 6 x 1100l euro style bins with smaller waste collection bins to accommodate specific recyclable waste products. A second existing bin storage area will be retained towards the northern part of the site adjacent to the 6th form Building.

7.79 **Noise –** the application is supported by an Acoustic Feasibility Study that considers the existing noise environment and the ability of the building and its plant requirements to meet with London Borough of Hillingdon requirements. The Study also considers the ability of the proposed building to create appropriate teaching spaces in respect of the noise environment.

7.80 A noise survey was taken to inform the existing noise environment surrounding the school site. The main noise sources observed at the were road related noise from passing cars, buses and commercial vehicles as well as noise from aircraft. The maximum noise measurements from each monitoring point were 51Laeq/56Laeq, 15mins.

7.81 The study also established noise emission limits for future plant based on the survey data and the local authority required assessment difference. From the study it has been established that it would be appropriate for all future plant requirements to achieve Plant Noise Emission Limits of 36dB LAR during the day time (07:00-19:00), 36dB LAR during the evening (19:00-23:00) and 32dB LAR during the night time (23:00-07:00).

7.82 The noise limits for future plant requirements have also been set subject to agreement with the LPA and the future plant and ventilation systems will be specified to meet this requirement. As plant has not been procured at this stage a planning condition would be expected to ensure compliance with this requirement.

Air Quality

7.83 The proposed development seeks to replace existing buildings on the site with modern building built to a high specification. The proposals do not lead to an increase in the capacity of the school and therefore there will not be an increase in pupil r staff numbers. As such the traffic generated by the scheme will remain largely as it is currently and as such there will be no demonstrable impact on existing air quality. Through the introduction of a Travel Plan its is hoped over time that levels of traffic to the site will reduce therefore having a beneficial impact on air quality.

7.84 The London Plan and Hillingdon Local Plan require that all developments are 'air quality neutral' to ensure proposals do not lead to further deterioration of existing poor air quality. Potential emissions from the development were considered in the context of this guidance. This indicated the proposals are considered air quality neutral for the following reasons:

- Heating for the development will be provided through the use of air source heat pumps. These do not produce NOx or PM10 emissions to atmosphere; and,

- The guidance does not provide an emissions benchmark for Schools i.e. D1 land use. As such, assessment of transport emissions was not possible. However, as the development is not predicted to generate any increase in daily vehicle trips, potential air quality impacts will be negligible.

7.85 Based on the above factors, the development is considered to be air quality neutral.

7.86 In respect of the construction phase good practice dust control measures and other construction practices will be put in place as set out with the Construction Management Plan to ensure air quality impacts are mitigated.

Summary

7.87 In light of the recognised and long overdue need to improve the existing teaching facilities at Meadow High there are a number of significant material considerations that justify the grant of planning permission for the scheme described in this statement. This statement has demonstrated that in respect of the relevant planning policies there are no planning policy considerations that would warrant the refusal of the proposals.

8 PLANNING BENEFITS OF THE PROPOSED DEVELOPMENT

8.1 In addition to the 'Planning Case for Development' described in detail in the previous section there are a number of other planning benefits associated with the proposed development that will benefit the local area:

8.2 Economic Benefits

- **Significant Investment** - the proposals represent a significant financial investment in support of the continued growth of the UK economy;
- **Local Economic Boost** – both during the construction and operation the spending power of constructions worker, teaching staff and parent will all support the local economy
- **Local Employment** – The contractor will where possible seek to employ local people;

8.3 Social/Community Benefits

- **Provision of Community facilities** – the school will be a community facility, meeting an identified need and fulfilling the local authority's statutory responsibility to provide a range and choice of school places. The new facilities will when possible be made available to be used by the local community
- **Education** – Continued delivery of high quality teaching for SEN pupils in this part of Hillingdon
- **High Quality Facilities** – the proposals are state of the art facilities purposefully designed and built for the specific needs of the SEN students ensuring the best possible care and education can be provided for the students;

8.4 Environmental Benefits

- **Design and Layout** - as outlined in the accompanying Design and Access Statement, the development will deliver a high quality internal and external environment using good quality materials to respond positively to the local environment;
- **Enhanced landscaping** – improvements to the existing boundaries and enhancement of the existing ecological value of the site;
- **Energy** – highly efficient building built to the highest sustainability standards achieving BREEAM 'excellent'

8.5 Transport

- **Highways Improvements** – improvement to existing access and parking resulting in a more efficient site reducing dwell times on site and minimising congestion in the local area

9 CONCLUSION

9.1 This Planning Statement, prepared by EdgePlan, accompanies a detailed planning application commissioned by Galliford Try on behalf of the Department for Education for improvement to the existing Meadow High School campus. This Planning Statement considers the planning policy framework and associated guidance and provides an analysis of this in relation to the Proposed Development at the Site, also taking account of feedback from pre-application consultation.

9.2 The continued need to provide additional SEN school places within the area has been confirmed by the Education team at the London Borough of Hillingdon and a survey of the existing building on the site has identified a pressing need to renew the existing building in poor condition to improve the teaching environment for pupils and teachers.

9.3 The application site is a brownfield site with a well established educational use, it is located in a sustainable location and will be built to the highest levels of sustainability and energy efficiency. The building has been designed to respect the amenity of neighbouring residential occupiers and complement the character of the area in terms of bulk, scale and massing and proposes a robust and complimentary palette of materials.

9.4 The proposed development has been demonstrated to comply with all other planning policies and other materials considerations including the relevant development plan and the NPPF. In all respects the proposals should be considered as sustainable development for which planning permission should be granted without delay.

APPENDIX 1 – LEAFLET DISTRIBUTED TO THE PUBLIC

HAVE YOUR SAY ON PLANS FOR MEADOW HIGH SCHOOL

WHAT IS PROPOSED?

The Department for Education (DfE) is proposing to renew parts of the existing site, replacing existing buildings which are in poor condition, refurbishing other buildings and providing a new two storey extension. Other alterations include the reorganisation of the parking and the pupil drop off facilities and the provision of a new multi-use games area.

The existing capacity of the school will not change and the proposals only seek to renew and replace parts of the existing school campus much of which is beyond economical repair.

WHAT STAGE IS THE PROJECT AT?

The DfE have appointed Galliford Try to design and build the new school on their behalf. Together with their team Galliford Try have now worked up detailed designs for the Meadow High School proposals.

The next stage is for Galliford Try to submit a detailed planning application to the London Borough of Hillingdon. This will establish the new layout for the site and the design of the new buildings, how they will be accessed, how they will look and how they will be constructed. Before they do so they would like to seek the views of the local community and ask them if there are any issues that they would like to be considered.

HOW CAN I GET INVOLVED?

Due to the on-going Covid 19 pandemic we are unable to hold a public exhibition as we normally would. However, we still want to engage with the local community and a web page has therefore been set up with full details of the proposals and also includes a comment box where your comments or questions can be left.

The web page address is:
www.edgeplan.co.uk/meadowhighschool

WHAT IF I HAVE A QUESTION?

Please contact the team on **0203 741 8228** or e-mail **meadowhighschool@edgeplan.co.uk** if you have a question or wish to discuss the proposals.

Should you prefer a hard copy of the details to be sent out to you please contact us on the number above and leave your address and we will post this out to you.

Department for Education GallifordTry pozzoni architecture edgeplan

APPENDIX 2 – CONSULTATION WEBPAGE

Department for Education GallifordTry pozzoni architecture edgeplan

MEADOW HIGH SCHOOL

Welcome to our webpage of plans for Meadow High School on Royal Lane in Uxbridge.
The purpose of the webpage is to show the plans for the school to local residents, parents, pupils and other interested parties before a planning application is submitted.

As you may be aware Meadow High School is a Community Special School for pupils aged 11-19 years with Autism and complex Special Educational Needs (SEN). There are currently 247 pupils on role. The school is run and maintained by the Local Authority.
The existing school is made up of a number of separate buildings that have developed in an unplanned way over several years. A number of the buildings are now in poor condition and the inefficient layout of the site creates a poor learning environment for pupils.

Planning Application

The principle of improving the existing school is supported by the Council and pre-application discussions are ongoing.
Galliford Try have been appointed by the Department for Education to design and build the new facilities. Galliford Try with their team have worked up detailed designs for the school and subject to any comments from the community will shortly be submitted to the London Borough of Hillingdon for approval.

The Proposals

It is proposed to demolish the existing single storey building located in the centre of the site and this will be replaced with a new sports hall and a multi-use games area. The existing science, art, design and technology classrooms and the library will be refurbished. A new two storey building that will accommodate classrooms, a new school hall and a new main entrance is proposed in the southern part of the site. In addition to these works the existing pupil drop off and staff parking will be re-laid out to improve access and circulation.
The proposals do not seek to increase the existing number of pupils on the school role and only seek to improve the learning environment for existing pupils.
Details of the proposals including plans, elevations and indicative images can be downloaded below.

Comments and Questions

Should you have any comments or questions these can be left in the comments box below or can be e-mailed to meadowhighschool@edgeplan.co.uk One of our team will be get back to you as soon as possible.

Download Plans

PDF

Proposed Site Plan

Main Building

PDF

Proposed Ground Floor Plan

PDF

Proposed First Floor Plan

Sports Extension

PDF

Proposed Ground Floor Plan

Comment

Name

Email

Let us know what you think...

Submit

APPENDIX 3 – PUBLIC CONSULTATION DATA

Analytics Edgeplan All Web Site Data

Go to report

Meadow School Dashboard

17 Apr 2020 - 3 May 2020

All Users
100.00% Sessions

User Count to Date:

61
% of Total: 53.98% (113)

Pageview Count to Date:

149
% of Total: 38.70% (385)

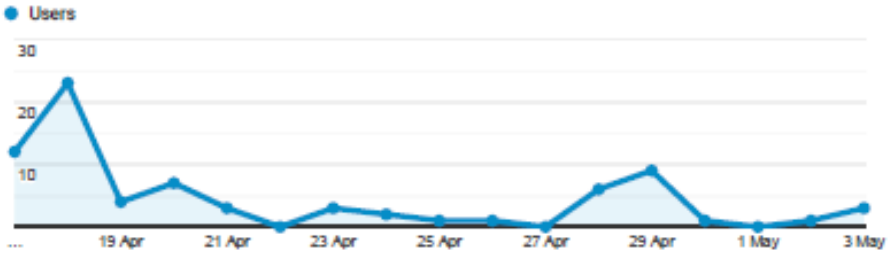
Average Time on Page

00:04:39
Avg for View: 00:01:28 (216.75%)

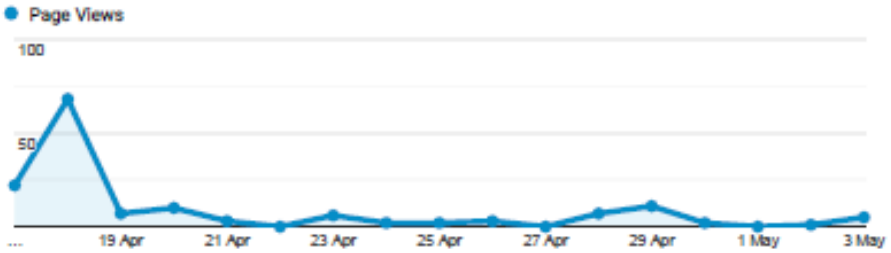
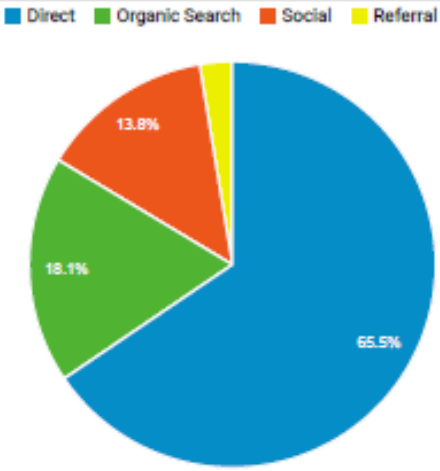
Referral Sources

Source	Users
(direct)	76
google	20
m.facebook.com	9
t.co	4
yell.com	2
bing	1
facebook.com	1
l.facebook.com	1
uk.search.yahoo.com	1
yammer.com	1

MHS - Users by Day



MHS - Pageviews by Day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