

PLANNING STATEMENT
MEADOW HIGH
SCHOOL NEW
TEACHING BUILDING

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1.0 Introduction

- 1.1.1 This Planning Statement has been prepared by Bidwells LLP on behalf of London Borough of Hillingdon ('LBH') ('the Applicant') and supports a Full Planning application relating to LBH ('the Local Planning Authority' [LPA]) as follows:

'Erection of a two-storey academic building (Use Class F1), demolition of existing temporary modular structures and partial demolition of existing main teaching building to facilitate connections to the main school, redevelopment of external hard and soft landscaped areas and associated works'

- 1.1.2 As shown on Figure 1.1 the application site (with a site area of 0.58 hectares) is located at the site of Meadow High School at Royal Lane, Hillingdon UB8 3QU.



Figure 1.1 – Aerial Photograph of Site

- 1.1.3 The applicant is proposing to demolish the existing temporary structures on site to provide a high quality New Teaching Building for Meadow School (Use Class F1).
- 1.1.4 The Design and Access Statement submitted with this Statement provides further information on the design rationale for the proposals.
- 1.1.5 The planning application submission is comprised of this Planning Statement and the following documents:
- Completed planning application form
 - The following planning drawings and documents:

Architectural Drawings:

DRAWING NAME	REFERENCE	REV NUMBER
Existing Location Plan	(EX) 000	C
Existing Site Plan	(EX) 001	A
Existing Ground Floor Plan	(EX) 100	
Existing Roof Plan	(EX) 120	
Existing Elevations	(EX) 400	
Demolition Site Plan	(DM) 001	
Demolition Ground Floor Plan	(DM) 100	
Demolition Roof Plan	(DM) 120	
Proposed Site Plan	(GA) 001	
Proposed Ground Floor Plan	(GA) 102	
Proposed First Floor Plan	(GA) 112	
Proposed Roof Plan	(GA) 123	
Proposed Sections 1 of 2	(GA) 300	
Proposed Sections 2 of 2	(GA) 310	
Proposed Elevations 1 of 2	(GA) 410	
Proposed Elevations 2 of 2	(GA) 420	

Landscape Drawings:

DRAWING REFERENCE	DRAWING NAME	REV NUMBER
1468-MDW-HED-ZZ-XX-DR-L-1000	Landscape General Arrangement	-
1468-MDW-HED-ZZ-XX-DR-L-1001	Hard Landscape Palette	-
1468-MDW-HED-ZZ-XX-DR-L-1002	Soft Landscape Palette	-
1468-MDW-HED-ZZ-XX-DR-L-1003	Urban Greening Factor	-
1468-MDW-HED-ZZ-XX-DR-L-3000	Planting Plan	-

Other Drawings:

DRAWING REFERENCE	DRAWING NAME	REV NUMBER
500	Drainage Strategy	P04
501	Catchment Plan and Exceedance Flow Routes	P03
TH/A3/3629C/TPP	Tree Protection Plan	C

- Design and Access Statement dated January 2023 (CDC Studios)
- Noise Impact Assessment dated 10th January 2023 (Sharps Redmore)
- Transport Assessment (3249/007/006) dated January 2023 (Robert West)
- Travel Plan (3249/007/010) dated January 2023 (Robert West)

- Delivery and Servicing Plan (3249/007/011) dated January 2023 (Robert West)
- Preliminary Ecological Appraisal and Biodiversity Net Gain Report (Ecology & Habitat Management Ltd)
- Flood Risk Assessment (22002-MHA-WS-XX-R-C-003 Rev P02) dated 06 January 2023 (MHA Structural Design)
- Arboriculture Impact Assessment, Method Statement & Tree Protection Plan (TH3639 Rev C) dated 12 January 2023 (Trevor Heaps)
- Landscape Design Report (HED UK)
- Fire Safety Statement for Planning (Hoare Lea)
- Ground Investigation Report (10776/JW) dated 23 November 2023 (Soil Consultants)

1.1.6 The planning application submission is accompanied by the relevant planning fee in the application form for the payment of the sum of **£11,120.20 (inclusive of portal service charge)**.

1.1.7 This Planning Statement provides further information on the proposed development and is structured as follows:

- Section 2 sets out the project background to include information on the applicant, description of the application site as well as relevant planning history.
- Section 3 outlines the proposed development relating to the site at Meadow School
- Section 4 covers relevant national planning policies and guidance.
- Section 5 sets out the relevant development plan policies.
- Section 6 provides an assessment of the key planning issues relating to the application proposals.
- Section 7 summarises the conclusions that can be drawn from this Statement.

1.1.8 It is noted that given the impacts of the proposed development are likely to be of a localised nature that an EIA is not required for this development. A Preliminary Ecological Assessment has been commissioned and is submitted with this application.

1.2 Pre-Application Advice

1.2.1 Pre-application feedback has been received from London Borough of Hillingdon, following a meeting in August 2022. The advice is considered helpful to the project team and has assisted in establishing the planning requirements for the proposals.

2.0 Project Background and Application Site

2.1 The Applicant

- 2.1.1 The applicant for the proposed development is the London Borough of Hillingdon (LBH). LBH are responsible for overseeing the expansion of Meadow High School and are seeking to increase the capacity of the school site and replace the existing modular buildings on site which are no longer in a usable condition, to provide a high quality new academic building for Meadow School.

2.2 Meadow High School

- 2.2.1 Meadow High School is a local authority maintained Community Special School with a Sixth Form and provides for complex learning difficulties provision in the London Borough of Hillingdon at a secondary school age.

2.3 Application Site

- 2.3.1 The application site boundary as displayed in Figure 2.1 below, occupies the northern portion of the existing school site where a number of modular buildings currently stand. The existing portacabin buildings are of varying sizes (up to c. 150 sqm) and were originally intended as temporary structures but have remained in-situ and are now in need of replacement.



Figure 2.1 – Site Location

- 2.3.2 The line edged in red includes all land necessary to carry out the proposals and therefore extends to the area covered by the existing car park and the main access to the school site from the public highway off Royal Lane. However, there will be no change in cycle or car parking numbers as a result of the proposals and the Royal Lane access will remain as existing. Between

the existing car park and pupil drop off area is a multi-use games pitch which does not form part of the application proposal.

- 2.3.3 The site is set within a suburban context consisting of primarily two and three storey properties. Beyond the site's northern boundary are a number of residential properties along Benson Close. To the west of the site lies the school sports field and beyond this to the (further west) are the Brunel University sports pitches. To the east is an existing two-storey Sixth Form block.
- 2.3.4 A number of trees can be found in the west corner of the site which are of limited arboreal value and are not affected by preservation orders. The site is classified as Flood Zone 1 with a low risk of flooding.

2.4 Designations

- 2.4.1 In terms of designations, the site is outwith the Green Belt and is unallocated 'whiteland'. To the west lies the Green Belt and a Nature Conservation Site of Borough Grade II or Local Importance (**Figure 3.1**). This is the River Pinn and Manor Farm Pastures (HiBII07) which is located to the west and south of the site but does not border the site directly.

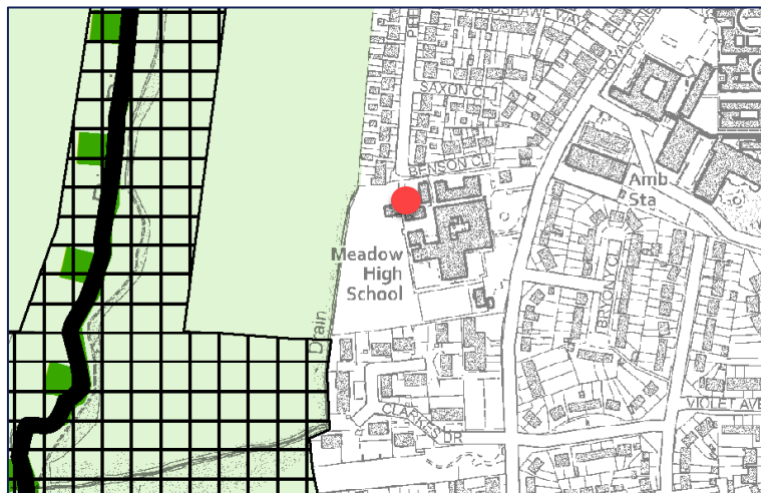


Figure 2.2 – Local Plan Policies Map Extract

2.5 Relevant Planning History

- 2.5.1 There has been a history of incremental additions to the school site. Most notably, planning permission was granted in 2020 for the erection of a new two-storey building and prior to this in 2012 permission granted for the erection of a two storey sixth form block.
- 2.5.2 The site is currently comprised of a number of modular structures which despite having remained in situ were originally intended to be temporary only. The first temporary approval was granted in 2008 (ref: 3348/APP/2008/1544) for the erection of two portacabins which are currently located on site. Temporary permission was then granted in 2009 (ref: 3348/APP/2009/290) for the erection of one further portacabin, and for a further portacabin in 2010 (ref: 3348/APP/2010/1210).
- 2.5.3 In 2012 permission (ref: 3348/APP/2012/2433) planning approval was granted to demolish existing temporary buildings (blocks K, D, C and E) and erect of a new sixth form block (area north of the main school block) funded by DfE. This building currently stands on site today.

- 2.5.4 In 2020 permission was applied (ref: 3348/APP/202/1589) to demolish existing temporary blocks in the southern portion of the site and centrally within the site and to erect a new sports hall and multi-use games area within the centre of the site and a new 2 storey block to accommodate new teaching spaces in the southern portion of the site. The application also proposed the remodelling of the pupil drop off and staff parking dedicated pick up and drop off.

3.0 Proposed Development

3.1 Background and Need for Proposed Development

- 3.1.1 The London Borough of Hillingdon commissioned its Strategic Infrastructure Plan ('SIP') in 2017 as part of the evidence base in support of its new Local Plan. The strategy covers the period 2017-2022 and thus needs to be updated, however as part of the evidence base to the Local Plan it is relevant to review as part of an assessment of need.
- 3.1.2 The SIP acknowledges the need to provide an additional 130 Special School, Specialist Resource Provision and Pupil Referral Unit places by 2020/21. This need is proposed to be met by a combination of school expansions to existing schools as well as through the delivery of new free schools. The proposals deliver on the former objective by redeveloping and expanding part of an existing school site at Meadow High School.
- 3.1.3 It is important to note that all existing special schools in London Borough of Hillingdon are at maximum capacity. However, against a backdrop of a capacity deficit, demand for places has continued to rise from pupils with statutory EHCPs.
- 3.1.4 The current pupil roll at Meadow has risen to 256, but demand for places from residents continues to rise. The existing modular units on the school site provide for 82 school places, however these units have remained in situ for several years and are now beyond their useful life and need to be replaced.
- 3.1.5 Whilst not forming part of this application proposal, it is relevant to note in terms of background that another critical component of the wider objective to provide for additional school places has been to create capacity for SEND places on the site of Harefield Academy, an existing secondary school in the borough. An application for the change of use of a former residential school to an educational facility, and a two-storey extension to provide additional teaching space, was recently approved by members at planning committee (application reference: 17709/APP/2022/1387).
- 3.1.6 The application proposals at Meadow School, as well as providing for a higher quality new teaching building on the site of the deteriorating modular structures, will generate capacity for a further 8 SEND school pupil places. Noting the above context of demand for places exceeding supply, the proposals will therefore contribute to providing sufficient school places to meet the needs of existing and new communities.
- 3.1.7 The provision of additional places will also contribute to addressing the London-wide shortfall in SEND school places. Indeed, the London Plan is cognisant of this growing need for special school places across London; paragraph 5.3.6 states, *"there is a need for an increase in Special Education Needs and Disability (SEND) provision in London and it is important that these places are planned for. Some of this provision will be within mainstream schools and some within specialist schools"*.

- 3.1.8 In addition, the latest London Assembly SEND Report: 'Transforming the lives of children and young people with special education needs and disabilities in London' (2018) notes that over 200,000 children and young people were assessed as having some level of special need in London (or around 14% of young Londoners) and that of this total 41,000 children had either a special education statement or an Education, Health and Care Plan (EHCP).
- 3.1.9 The report notes that based on the number of children assessed as needing an ECHP there will be a need for London to provide support for 2,340 more young people of secondary school age over the next five years. However, this figure assumes that the rate will remain the same whereas projections indicate an increase in children requiring an ECHP.

3.2 Application Proposals

- 3.2.1 As above, the proposals seek to replace existing poor quality modular structures with a high quality teaching building. The scope of work involves the construction of this new build teaching block, the redevelopment of external landscape and play area, and the demolition of a number of existing temporary teaching buildings that currently sit within the site.
- 3.2.2 In addition to these temporary teaching spaces, a portion of the existing main school building will be demolished and refurbished to allow the new teaching block to have an interior connection to the main school.

Demolition of Temporary Modular Buildings

- 3.2.3 A series of single storey modular buildings currently lie on the application site currently being used for teaching spaces. The buildings were intended for temporary use but have remained in situ since the early to late 2000's. The proposals seek to provide higher quality teaching spaces through the proposed replacement building which requires the demolition of the temporary structures, with the exception of the structure used as a 'tuck shop' by the school.

Proposed New Teaching Building

- 3.2.4 At the heart of the proposals is a new two storey teaching building. The design features a single storey element towards the northern boundary. The building is proposed to have a brick construction comprised of a variety of materials and colours to add complexity and visual interest. These façade elements break up the building form in the lower levels to reduce the overall impression of mass and weight. Further detail on the design of the proposed new academic building is provided in the submitted DAS (prepared by CDC Studios).



Figure 4.1 – CGI visualisation of the new teaching building viewed from the woodland to the west of the site

- 3.2.5 The proposed building will have a floor area of approximately 1786.25 sqm (GEA). A more detailed breakdown of the existing and proposed floor areas is provided below for clarity.

Table 4.1 – Existing and Proposed Floorspace Comparison

	FLOORSPACE (M ² GIA)	FLOORSPACE (M ² GEA)
Existing	779.88	889.36
To be demolished (inc. partial demolition of existing teaching block and existing modular buildings)	601.65	702.00
Proposed	1568.66	1786.25

Redevelopment of External Landscape and Play Area

- 3.2.6 External spaces and landscaped area will be redeveloped to provide a more stimulating learning environment for pupils at the school. A number of external surfaces will be removed to facilitate enhanced new hard and soft landscaping. Further detail of the proposed landscape design is provided in the submitted Landscape Design Report by HED UK.

Partial Demolition and Refurbishment of Existing Main School Building to Facilitate Interior Connection to the Main School

- 3.2.7 A portion of the existing main school building will be demolished and refurbished to allow the new teaching block to have an interior connection to the main school. This will aid in creating efficient routes of movement between accommodation blocks, and improving cross-site movement of pupils and staff.

4.0 Planning Policy and Appraisal

- 4.1.1 This section provides an assessment of the proposed development in planning terms.

4.2 The Development Plan Framework

- 4.2.1 The statutory development plan for the application site comprises:
- Local Plan Part 1: Strategic Policies (adopted November 2012)
 - Local Plan Part 2: Development Management Policies, Site Allocations and Designations, Policies Map (adopted January 2020)
 - London Plan 2021 (adopted March 2021)

4.3 Principle of Development

Development of New Educational Floorspace

- 4.3.1 The NPPF at its paragraph 95 sets out the importance of providing a sufficient number of school places to meet the needs of existing and new communities. In particular, decision makers should give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.
- 4.3.2 Policy DMCI A (Development of new education floorspace) establishes four criteria that proposals for new schools and school expansions will be assessed against, these being: the size of the site, its location and suitability considering compatibility with surrounding uses and policy designations; the impact on green space, games pitches, outdoor play and amenity space; the location and accessibility of the site; and the extent to which the building contributes to national zero carbon targets for new schools.

Table 6.1 – Planning Assessment of Policy DMCI 1A of the Local Plan Part 2

POLICY CONSIDERATION	POLICY ASSESSMENT
The size of the site, its location and suitability to accommodate a new school or school expansion taking account of compatibility with surrounding uses, and existing planning policy designations (e.g. conservation areas, MOL, Green Belt)	The proposed new academic building is located on the grounds of an existing school site on previously developed land. The use is compatible with the rest of the school site and will not adversely impact the amenity of residents along Benson Close to the north. The site is not within the Green Belt.
The impact on green open space, games pitches, outdoor play and amenity space,	The proposals will redevelop existing outdoor spaces and enhance the overall

taking account of the character of the area, whether the site is within an area of open space deficiency and whether the school has sufficient outdoor space for play and games	quality of landscape and learning environment for pupils and staff.
The location and accessibility of the site in relation to: i) the intended catchment area of the school; ii) public transport; and iii) the local highway network and its ability to accommodate new or additional school trips without adverse impact on highway safety and convenient walking and cycling routes to schools.	The application site is located on an existing school site. The proposals will generate capacity for an additional 8 pupil places, which as set out in the submitted Transport Assessment will not give rise to an unacceptable impact on highways safety.
The extent to which the building design contributes towards the government target that schools and colleges should be zero carbon from 2016	As set out in the submitted Energy Strategy, the development achieves a 15% reduction in Co2 in the 'Be Lean' stage of the London Plan policy SI2 and exceeds the 35% reduction at the 'Be Green' stage for major development.

4.3.3 Policy S3 (Education and childcare facilities) seeks to ensure that there is a sufficient supply of good quality education and childcare facilities to meet demand and offer educational choice. The policy sets out specific considerations that development proposals for education and childcare facilities should achieve, including locate facilities in areas of identified need and in accessible locations. There should be no net loss of reduction of childcare facilities.

4.3.4 Policy S4 (Play and informal recreation) states that development proposals likely to be used by children should: increase opportunities for play and informal recreation; incorporate accessible routes for children and young people to existing play provision; and not result in the net loss of play provision unless it can be demonstrated there is no ongoing or future demand.

4.3.5 As set out in Section 2 of this Statement, there is a pressing need for the proposed development to provide for additional SEND school places in the Borough. The proposals which remove the temporary buildings on the school site which have reached the end of their useful life, and upgrade these with a purpose-built teaching building, will enhance the provision of high quality learning facilities.

4.3.6 In accordance with Policy S4, the proposals seek to establish new sensory play space surrounded by woodland edge planting, shrubs, and trees to create a safe environment for pupils and opportunities for play and informal recreation and gathering. There will be no net loss of play provision and existing external spaces will be greatly enhanced.

Green Edge Location

4.3.7 Policy DMEI 6 (Development in Green Edge Locations) expects new development adjacent to the Green Belt, Metropolitan Open Land, Green Chains, Sites of Importance for Nature Conservation, Nature Reserves, countryside, green spaces or the Blue Ribbon Network should incorporate proposals to assimilate development into the surrounding area by the use of extensive peripheral landscaping to site boundaries. All new development proposals in 'green edge' locations will be expected to incorporate sustainable design and layout measures, including techniques that enhance biodiversity.

- 4.3.8 The policy supporting text notes that assimilating development into the surrounding areas is normally achieved by ensuring landscaping margins to boundaries are of a depth relative to the scale and impact of the development, taking account of the importance of the open space designation. Techniques to enhance biodiversity including nectar rich planting should be incorporated.
- 4.3.9 The design of the new teaching building and external landscaped spaces has been developed with the sites green edge location in mind. Therefore, the sequence of outdoor spaces proposed have been designed to link and assimilate with the woodland to the west of the application boundary and provide a gentle transition to the Green Belt beyond.
- 4.3.10 The soft landscaping proposals provide extensive planting along the site's western and northern boundary to provide peripheral landscaping to the site in line with the requirements of policy DMEI6. Techniques to enhance biodiversity are further proposed as set out in the submission documentation, including SuDS measures such as a biodiverse green roof and the use of porous materials where possible.
- 4.3.11 In light of the above assessment, the proposals are considered to be fully compliant with policy DMEI6.

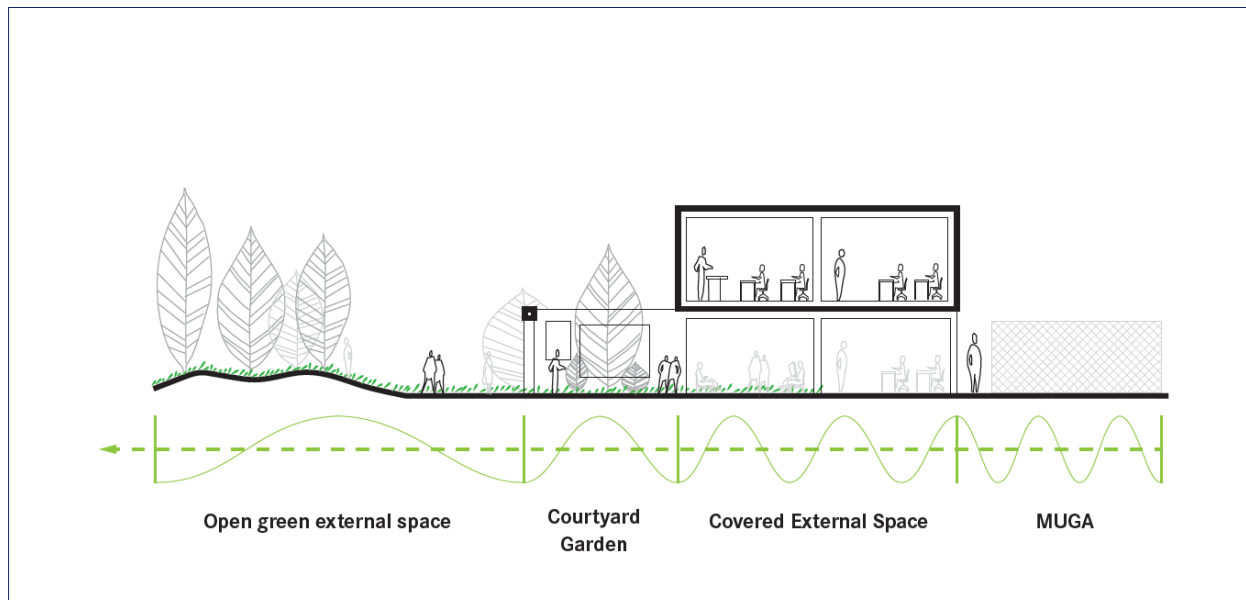


Figure 5.1 – sequence of landscaped spaces to assimilate the proposals into the woodland and Green Belt to the west of the site

Demolition of Existing Temporary Buildings

- 4.3.12 NPPF paragraph 123 encourages local planning authorities to take a positive approach to applications for alternative uses of land which is currently developed but not allocated for specific uses in local plans, in particular make more effective use of sites that provide community services including schools, provided this improves the quality of service provision and access to open space.
- 4.3.13 The current use of the application site fails to optimise the capacity of the school site to meet the need to expand SEND school provision in the Borough. The existing modular buildings are no longer fit for purpose, and the proposed building will make much more effective use of the site than at present. Access to high quality open spaces will be improved through the redevelopment of external areas, fully delivering on the objectives of NPPF 123.

4.4 Design

- 4.4.1 London Plan Policy D2 (Infrastructure requirements for sustainable densities) sets out that the density of proposals should consider and be linked to the provision of future planned levels of infrastructure and be proportionate to the site's connectivity and accessibility.
- 4.4.2 Policy D3 (Optimising site capacity through the design-led approach) establishes a design-led approach to optimising a sites capacity. This means ensuring that development is of the most appropriate form and land use for the site. Form and layout of buildings and spaces should enhance local context by positively responding to local distinctiveness.
- 4.4.3 Policy D4 (Delivering good design) explains that Design and Access Statements should deliver compliance with London Plan design requirements. Design quality should be retained through to development completion.
- 4.4.4 Policy D5 (Inclusive design) expects development proposals to achieve the highest standards of accessible and inclusive design and for Design and Access Statements submitted with proposals to include an inclusive design statement.
- 4.4.5 The detail of the proposed design of development is set out in the submitted Design and Access Statement which meets London Plan policy D4 requirements.
- 4.4.6 The design of the exterior of the new teaching building is characterised by a varied brick façade, and the colour palette through three different brick types creates a joyful addition to the school site as well as communicating with the architectural language of the existing school buildings, many of which including the main recently constructed teaching block share a brick façade.
- 4.4.7 In line with policy D3 it is considered that the proposals which seek to provide improved quality of learning spaces on a site currently used for teaching purposes, is a wholly appropriate land use. The form and layout of the building enhances physical connectivity with adjacent school buildings to improve the efficiency and layout of the school site, whilst also responding to elements of local distinctiveness. The flat roof design and variations in the mass ensures that the building does not dominate its setting.
- 4.4.8 Overall, the proposals are deemed to be compliant with local and national design policies.

4.5 Transport, Access and Servicing

- 4.5.1 Policy T1 (Strategic approach to transport) supports development proposals that facilitate trips to be made on foot, cycle or by public transport. All developments should make effective use of land, reflecting its connectivity and accessibility.
- 4.5.2 Policy T4 (Assessing and mitigating transport impacts) requires the submission of transport statements or assessments in line with local or national guidance. Regard should be had to TfL Guidance.
- 4.5.3 Policy DMT 1 of the Hillingdon LPP2 (Managing transport impacts) requires Transport Assessments/Statements to be submitted for new developments depending on appropriate thresholds so that transport impacts can be properly assessed. Local Level Travel Plans may also be required.
- 4.5.4 Policy DMT 2 (Highways impacts) requires development proposals to provide safe and efficient vehicular access to the highways network; not to contribute to deteriorating air quality, noise or local amenity or safety of road users/residents; to provide safe, secure and convenience access and facilities for cyclists and pedestrians; to minimise impacts on local amenity and congestion;

and suitable mitigation addresses traffic impacts.

- 4.5.5 The proposed development will not change the number of cycle or car parking spaces on the school site. Existing cycle parking spaces are underutilised. The proposals do not therefore fall to be assessed against parking standards in the London Plan at table 10.2. As set out in the submitted Car Park Management Plan, the proposals will maintain vehicular access from Royal Lane, and the existing temporary access will also be maintained whilst providing a point for access for emergency vehicles.
- 4.5.6 In line with the submitted Transport Assessment (Robert West) the proposals will lead to an overall increase of one additional trip on the highways network and the overall impact is expected to be negligible. There will be no unacceptable impact on highways safety and residual cumulative impacts on the road network will not be severe, therefore the development should not be prevented on highways grounds pursuant to NPPF paragraph 111.
- 4.5.7 Travel Plan has further been submitted with the application to meet the requirements of policy DMT1 of the Hillingdon Local Plan and manage transport impacts of new major developments.
- 4.5.8 An Air Quality Assessment (AQA) has also been submitted with the application and reviews the impact of operational traffic activities on existing sensitive receptors. This confirms that the anticipated number of operational vehicle movements would be below those requiring a detailed assessment as indicated by IAQM Guidance.

4.6 Ecology

- 4.6.1 Local Plan Part 2 Policy DMEI 7 (Biodiversity protection and enhancement) explains that new developments should be designed to retain and enhance existing biodiversity features on site. Proposals that result in significant harm to biodiversity which cannot be avoided, mitigated or as a last resort compensated for should be refused.
- 4.6.2 The proposals will not lead to the loss of existing features of significant biodiversity value within the site, and in accordance with DMEI7 the landscape scheme provides a significant area of woodland edge planting. This will provide a buffer between the site and habitats to the west of the application site boundary.
- 4.6.3 As set out in the submitted Preliminary Ecological Assessment & Management Plan (EHM Ltd), the proposals achieve biodiversity net gain of 10.36% in line with London Plan and Local Plan requirements.

4.7 Fire Safety

- 4.7.1 London Plan Policy D11 (Safety, security and resilience to emergency) states that development proposals should maximise building resilience and minimise potential physical risks. Measures should be included to design out crime that are inclusive and aesthetically integrated into the development and the wider area.
- 4.7.2 London Plan Policy D12 (Fire Safety) requires all proposals to achieve the highest standards of fire safety and ensure that they identify suitably positioned unobstructed outside space; are designed to incorporate appropriate features to reduce risks to life and serious injury in the event of a fire; are constructed in an appropriate way to minimise risk of fire spread; provide suitable and convenient means of escape; and develop a robust strategy for evacuation. All major proposals should be submitted with a Fire Statement; a Fire Statement has been submitted with

the application that meets the policy requirements.

4.7.3 Submitted Fire Safety Statement for Planning (Sharps Redmore) assesses the proposals against the requirements of London Plan policy D12 (Fire Safety). The statement sets out a robust strategy for fire escape provisions (Section 5.3) in line with London Plan D12 Part A (5), and details to be incorporated to the new building to reduce fire risk (D12 Part B).

4.7.4 A fire vehicle access to the north side is proposed to allow the fire service to access the extension from an alternative route as displayed in Figure 4 of the Statement.

4.8 Social Infrastructure

4.8.1 Policy S1 (Developing London's social infrastructure) emphasises that proposals that provide high quality, inclusive social infrastructure that addresses a local or strategic need and supports service delivery strategies should be supported, as should proposals that make the best-use of land.

4.8.2 The proposals optimise the capacity of the school site to provide a high quality new academic building for SEND school pupils, which will increase the capacity of the school site. This addresses and delivers on a strategic need to provide additional SEND school places in the Borough.

4.9 Energy, Trees, Sustainability and Climate Change

4.9.1 Policy G5 (Urban greening) expects major proposals to incorporate measures to contribute to the greening of London. Boroughs should develop an Urban Greening Factor (UGF). Table 8.2 establishes target scores for different types of developments.

4.9.2 Policy G6 (Biodiversity and access to nature) expects development proposals to manage biodiversity and achieve biodiversity net gain.

4.9.3 Policy G7 (Trees and woodlands) states that development proposals should ensure that, wherever possible, existing trees of value are retained. Where trees are required to be removed, adequate replacement should be provided. The planting of new trees should generally be included in new developments.

4.9.4 Policy DMHB 14 (Trees and Landscaping) states that application proposals which would affect existing trees, will be required to provide an accurate tree survey. Where trees of merit are identified, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected.

4.9.5 The proposals require the loss of three small trees and a young hedge. None of these trees are of particular amenity or arboreal value (Category B and C), and are not readily visible from beyond the site therefore it is not considered there is any justification to resist their removal. Nonetheless, extensive tree planting is proposed as part of a comprehensive redevelopment and enhancement of the landscaped areas on the school site.

4.10 Flooding

4.10.1 Policy SI12 (Flood risk management) looks to ensure that developments minimise and mitigate flood risk and address any residual flood risk.

4.10.2 Policy SI13 (Sustainable drainage) sets out that proposals should aim to achieve greenfield run-off rates and sets a preference for green over grey features in line with the policies defined

drainage hierarchy. Development proposals for impermeable surfacing are acceptable where it has been demonstrated that they can be shown to be unavoidable.

4.10.3 Local Plan Part 2 Policy DME1 9 (Management of Flood Risk) relates to development proposals in Flood Zone 2 and 3. The application site is in Flood Zone 1 however in the context of the proposed development and to ensure good practice a flood risk assessment has been provided with this application.

4.10.4 The submitted Flood Risk Assessment (FRA) provides calculations of greenfield flow rate calculations. It is proposed that surface water flows are restricted to 2 l/s. The response from TW does not raise objection to the proposed discharge rate and the FRA confirms that all measures have been explored to limit flows but due to the brownfield nature of the site it is not possible to restrict these to less than the greenfield flow rate. Confirmation has been obtained from TW of sufficient capacity to accommodate foul outfall on the basis that a new connection is made into the existing outfall location.

4.11 Noise

4.11.1 London Plan Policy D13 (Agent of change) places the responsibility for managing the impact of noise on the new development. This requires that if a noise-generating use is located close to noise-sensitive uses, the building or activity should be designed to protect existing users from noise impacts; or if the proposal is close to a noise-generating use, they should be designed in a way to protect new occupiers.

4.11.2 London Plan Policy D14 (Noise) expects development proposals to manage noise in-line with the Agent of change principle; avoid significance adverse noise impacts on health and quality of life; mitigate and minimise existing impacts of noise without placing unreasonable restrictions on existing noise-generating uses; improve and enhance the quality of acoustic environment and promote appropriate soundscapes; separate new noise sensitive development from major noise sources, or where that is not possible to control potential adverse effects; and promote new technologies/improved practices to reduce noise.

4.11.3 The submitted Noise Impact Assessment (Sharps Redmore) identifies that the proposals are not likely to give rise to significant impacts on noise sensitive receivers and the site can accommodate the proposals without significant noise control measures being required. It is important to note in respect of Policy D13 (Agent of Change) that the application site is on an existing school site and is presently used for teaching functions.

4.12 Air Quality and Sustainability

4.12.1 Policy SI1 (Improving air quality) expects new development proposals to be at least Air Quality Neutral. An Air Quality Assessment (AQA) is required for major proposals, and an assessment has been provided with the application that meets the policy requirements.

4.12.2 The air quality impacts of the proposals in relation to transport impacts are negligible. The submitted AQA (AG Consulting) identifies, using the IAQM methodology, a low sensitivity for demolition, earthworks, construction and track out from dust soiling, and a negligible impact for human health. Additional mitigation measures are therefore proposed as a result of the low risk identified in accordance with the IAQM methodology.

4.12.3 The report concludes that with the proposed mitigation measures (which can be secured through planning condition via a Construction Environment Management Plan), residual risks would be 'negligible' and the impacts on dust soiling and human health 'not significant'.

- 4.12.4 Policy SI2 (Minimising greenhouse gas emissions) sets out that major development should strive to be net-zero carbon through being 'lean', 'clean', 'green' and 'seen'. For major development proposals an energy strategy is required, and an on-site reduction of 35% or more beyond the Building Regulations must be demonstrated.
- 4.12.5 The submitted Energy Strategy (Jaw Sustainability) identifies that the proposed building will achieve an 82% reduction in carbon dioxide emissions over the baseline at the Be Green stage, which is significantly in excess of the 35% requirement set by policy SI2, and a 16% reduction at the Be Lean stage which exceeds the 15% requirement in the London Plan.
- 4.13 Residential Amenity**
- 4.13.1 The site of the proposed development is proximate to a number of residential properties on Benson Close, therefore the design of the proposed teaching building has been carefully developed to minimise impacts on residential amenity.
- 4.13.2 The teaching building is further set back from the road frontage than the existing adjacent Sixth Form block and a dense layer of boundary planting is proposed to increase the level of screening and enhance the quality of outlook for residential properties along Benson Close. Furthermore, following a community consultation exercise with local residents, a number of refinements to the design of the building were progressed; this includes the removal of the previously proposed stair enclosure and replacement with a low level access, and the specification of obscure glass on the north facing first floor windows.
- 4.13.3 It has also been demonstrated in the submitted technical reports, including noise and air quality, that the proposed development will not give rise to adverse impacts to neighbour amenity. The secondary access accessed via Benson Close will be maintained and used a temporary construction access, however with mitigation measures identified in the submitted AQA, residual air quality impacts will be negligible or not significant.
- 4.13.4 Overall, a high standard of amenity of existing and future users will be maintained in line with NPPF paragraph 130.

5.0 Conclusions

5.1.1 This Planning Statement has provided a detailed assessment of the proposed development against the relevant national and development plan policies. As a result of this assessment, the following conclusions can be drawn:

- The landscape proposals have been thoughtfully designed to provide boundary planting to respect the sites 'green edge' location in planning policy terms.
- The design of development has been mindful that residential properties lie to the north of the site boundary, and a number of measures are proposed to minimise impacts to residential amenity.
- The principle of development can be fully supported with the site being appropriate for the development of new educational floorspace in line with policy DME1 1A of the Hillingdon Local Plan Part 2.
- The application proposal will deliver a high quality new teaching building on a site which is currently home to a number of modular structures which are deteriorating in quality and have reached the end of their useful life. The design of development optimises the site's capacity in line with the preferred London Plan approach.
- The proposals will create additional capacity for pupil places, delivering on an important borough wide objective to increase access to SEND school places, and will help to address the borough and London-wide deficit in provision. The need for the proposals is compelling and has been sufficiently demonstrated in this Statement.
- The sustainability performance of the new teaching building will meet and exceed London Plan requirements, delivering carbon reduction at the Be Lean and Be Green stages in accordance with Policy SI2.

5.1.2 The proposed development has been demonstrated to be acceptable in planning terms, planning permission should be granted.

