

MEADOW SCHOOL PROPOSED TEMPORARY ACADEMIC BUILDINGS PLANNING STATEMENT

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1.0 Introduction

- 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: '*temporary redevelopment of site including removal of existing external spaces to provide a temporary two-storey academic building (Use Class F1)*'.
- 1.2 As shown on Figure 1.1 the application site (with a site area of 2,294 sqm) is located at the site of Meadow High School at Royal Lane, Hillingdon UB8 3QU

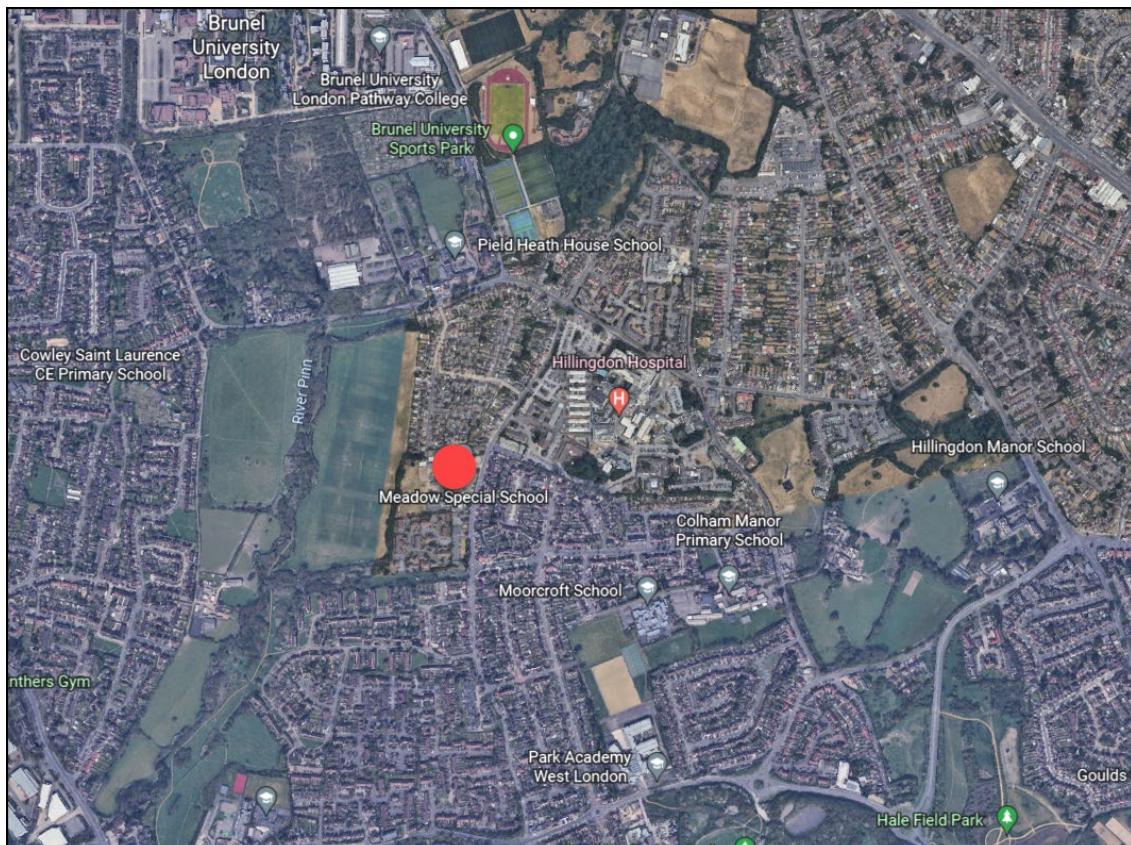


Figure 1.1 – Aerial Location

- 1.3 The applicant is proposing to redevelop the site to provide a new teaching building for Meadow School (Use Class F1) on a temporary basis. The desired period of temporary use is two-years, following which the land would be restored to its existing condition.
- 1.4 The Design and Access Statement submitted with this Statement provides further information on the design rationale for the proposals.
- 1.5 The planning application submission is comprised of this Planning Statement and the following documents:

- Completed planning application form
- Design & Access Statement
- Construction Management Plan
- The following architectural planning drawings and documents:

DRAWING NAME
4286 (EX) 001 Existing Location Plan rev C
4286 (EX) 002 Existing Site Plan rev C
4286 (EX) 100 Existing Ground Floor Plan rev B
4286 (EX) 110 Existing First Floor Plan rev B
4286 (EX) 120 Existing Roof Plan rev B
4286 (EX) 400 Existing Elevations 1 rev B
4286 (EX) 401 Existing Elevations 2 rev A
4286 (GA) 100 Proposed Ground Floor Plan rev B
4286 (GA) 110 Proposed First Floor Plan rev B
4286 (GA) 120 Proposed Roof Plan rev B
4286 (GA) 400 Proposed Elevations 1 rev B
4286 (GA) 401 Proposed Elevations 2 rev A

1.6 The planning application submission is accompanied by the relevant planning fee in the application form.

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 provides an appraisal of the proposed development in planning policy terms.
- Section 5 summarises the conclusions that can be drawn from this Statement.

2.0 Project Background and 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 eastern part of the existing school site currently comprised of external play space. The site is set within a suburban context.

2.3.2 An existing pupil drop off point and existing car park are located to the east of the site and beyond this is the primary entrance to the school site from Royal Lane. Existing school buildings, namely the existing sports hall borders the site at the north and west boundary and the existing teaching block borders the site to the south. The site does not currently contain any trees or soft landscaping.

2.3.3 Existing photograph of the application site is shown in **Figure 2.2**.

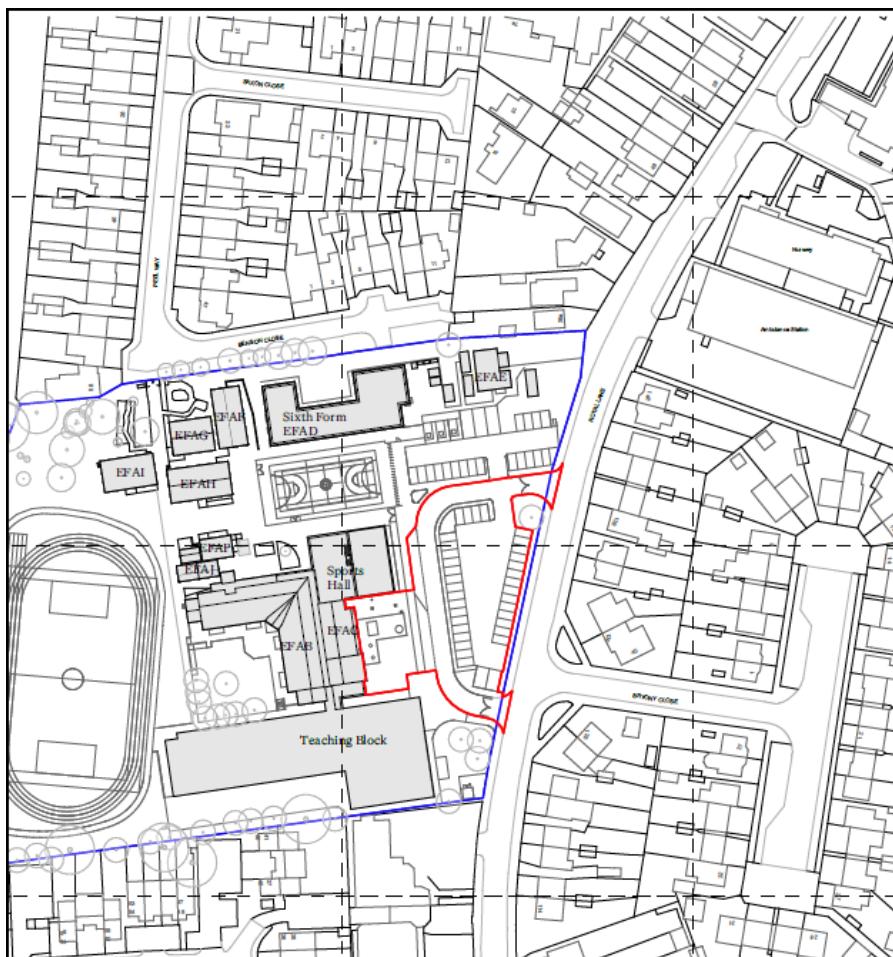


Figure 2.1 – Site Location



Figure 2.2 – Existing Site Photograph

2.4 Designations

2.4.1 In terms of designations, the site is not in the Green Belt and is unallocated 'white land'. To the west lies the Green Belt and a Nature Conservation Site of Borough Grade II or Local Importance however, this is some distance from the site and is not directly adjacent to it, and as such the site is not considered a 'Green Edge' location for the purposes of Local Plan policy DMEI 6.

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 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 permission has been implemented and the scheme built out.

2.5.3 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. This permission has been implemented and the scheme built out.

2.5.4 It is relevant to note in terms of the rationale behind the application proposals that a planning application has recently been submitted under application reference: 3348/APP/2023/138 for the construction of a new two-storey teaching building, however this remains pending a formal decision.

2.5.5 The site is currently comprised of external play space for pupils at Meadow High School. The existing external hard landscaped spaces on the site are a product of the 2020 permission which comprehensively redeveloped large areas of the school site.

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. The modular units are proposed to be removed and replaced with a higher quality two-storey teaching building pursuant to planning application 3348/APP/2023/138.

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 will provide higher quality modern temporary teaching classrooms and will in the short term replace the existing degrading modular structures opposite Benson Close which are beyond their useful life. It is anticipated that the proposed temporary building will remain in situ whilst the proposed permanent new teaching building is under construction, should application 3348/APP/2023/138 be granted planning permission.

3.1.7 Noting the above context of demand for places exceeding supply, the proposals will enable the temporary retention of school learning facilities and classroom space whilst the longer-term proposals to provide additional capacity through a new teaching building are progressed. The temporary buildings therefore play an important role in helping the Borough to providing sufficient school places to meet the needs of existing and new communities.

3.1.8 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”.

3.1.9 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).

3.1.10 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 The scope of work involves the temporary loss of an existing external play area to provide space for the construction of a new two-storey temporary teaching building.

3.2.2 The temporary building will have a flexible educational use (Use Class F1), providing space for six classrooms measuring circa. 55-60 sqm each (see **Figure 3.1**).

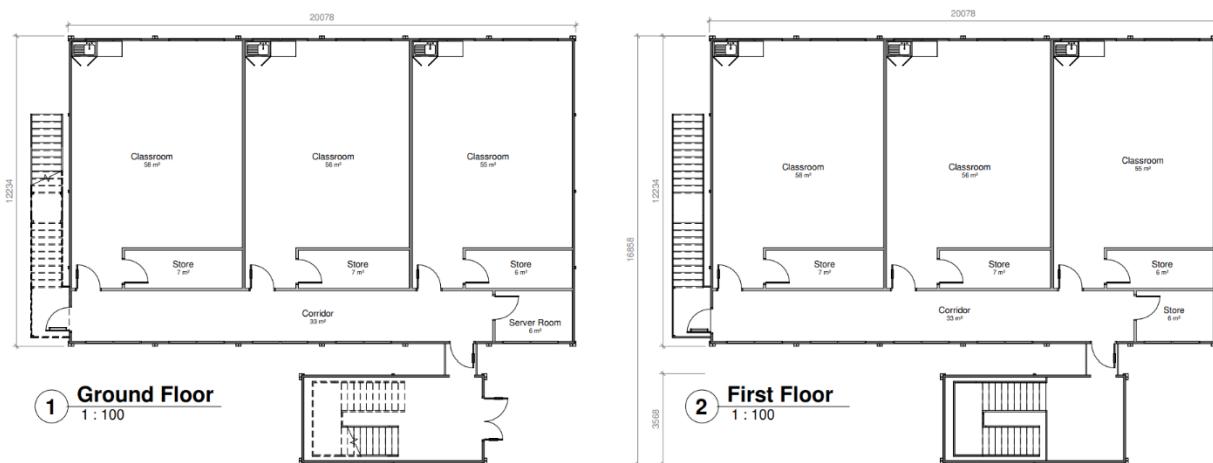


Figure 3.1 – Proposed Internal Layout

4.0 Planning Policy and Appraisal

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

4.1.2 The Development Plan Framework

4.1.3 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

4.2 Principle of Development

Development of New Educational Floorspace

4.2.1 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.

4.2.2 The application proposals will enable the temporary provision of additional educational floorspace whilst the new teaching building (currently subject to a live application under reference: 3348/APP/2023/138) is under construction. This will ensure that necessary additional classroom spaces, for which there is a pressing need (see [Section 3] of this Statement) can be provided in the short term to meet this acute need without undue delay. Great weight should be given to the need to expand and alter the existing school site pursuant to NPPF paragraph 95.

4.2.3 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
<p>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).</p>	<p>The application site is located on existing school grounds and is therefore suitable for the proposed academic use. The site is relatively unconstrained in terms of policy designations being a significant distance from designated Green Belt land and a Site of Nature Conservation Interest (SINC) further to the west beyond the school site. It is not considered a 'Green Edge' location pursuant to policy DMEI 6.</p>
<p>The impact on green open space, games pitches, outdoor play and amenity space, taking account of the character of the area, whether the site is in an area of open space deficiency and whether the school has sufficient outdoor space for play and games</p>	<p>The loss of existing play space is temporary only and it is expected that as a condition of approval, the land subject to this application will be required to be restored to its previous condition. The site is not within a recognised area of open space deficiency.</p>
<p>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.</p>	<p>The application proposals will accommodate capacity for an additional 8 pupil places whilst the proposals for a new teaching building (currently subject to 3348/APP/2023/138) are under construction (if approved by the Local Planning Authority). The submitted Transport Assessment under application ref: 3348/APP/2023/138 confirms that the additional capacity of the school site will have limited implications in terms of additional school trips and will not give rise to an unacceptable impact on highways safety. There are no changes proposed to existing cycle or parking numbers.</p>

The extent to which the building design contributes towards the government target that schools and colleges should be zero carbon from 2016	The proposed temporary building is proposed to remain in situ for two years and as such will have a negligible impact on the overall strategy.
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Approach to Temporary Planning Permissions

4.2.4 The approach to the temporary grant of permission under Section 72 of the Town and Country Planning Act may be appropriate in some circumstances “*...in order to assess the effect of the development on the area or where it is expected that the planning circumstances will change in a particular way at the end of that period*” (Planning Practice Guidance (PPG)).

4.2.5 The PPG notes that there is no presumption to grant permanently following the lapse of a temporary consent but that “*Further permissions can normally be granted permanently or refused if there is clear justification for doing so*”.

4.2.6 The proposed temporary teaching building is only intended to remain in situ for two years and it is anticipated that a planning condition will be imposed which has the effect of retaining the structure for this limited period, following which the structure would be removed and the land restored to its previous state.

Temporary loss of existing play space

4.2.7 Policy S4 (Play and informal recreation) of the London Plan 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.

4.2.8 The loss of existing play space is temporary only and it is expected that as a condition of approval, the land subject to this application will be required to be restored to its previous condition.

4.2.9 Whilst planning permission is yet to be approved for application ref 3348/APP/2023/138, it is relevant to note that as part of this application external spaces and landscaped areas in the northern portion of the school site adjacent to Benson Close 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. Once this proposal has been implemented, there will be no net loss of play space.

4.3 Transport, Access and Servicing

4.3.1 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.

4.3.2 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.

4.3.3 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.

4.3.4 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; Meadow High School New Teaching Building 13 and suitable mitigation addresses traffic impacts.

4.3.5 The proposed development will not change the number of cycle or car parking spaces on the school site. The proposals do not therefore fall to be assessed against parking standards in the London Plan at table 10.2. The primary vehicular access to the site off Royal Lane will be maintained and unaltered by the proposed development.

4.4 Design of Development

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 site's 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.

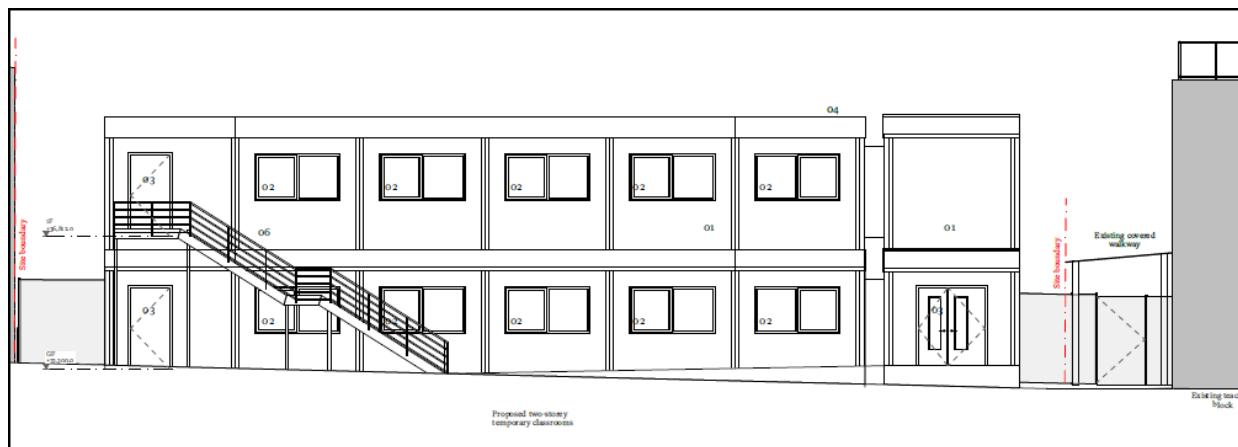


Figure 4.1 – Proposed Elevation

4.5 Fire Safety

4.5.1 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 Meadow High School New Teaching Building which meets the necessary requirements of Policy D12.

4.6 Social Infrastructure

4.6.1 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.

4.6.2 The proposals optimise the capacity of the school site to provide a new temporary academic building for SEND school pupils, which will provide an enhanced quality of learning environment for pupils at the school than the existing modular buildings on the school site. The proposals are also important to retain classroom spaces whilst the longer-term proposals for the new two-storey teaching building are progressed; they are therefore an important component of a wider strategic need to provide additional SEND school places in the Borough.

4.7 Residential Amenity

4.7.1 The teaching building is further set back from the road frontage than many of the existing buildings on the school site, and the scope for potential impacts to residential amenity is considered very limited. The new temporary building will be visible from residential properties along Royal Lane, however they will be viewed within the context of an existing school site and due to the significant separation distance will not lead to any issues of overlooking.

4.7.2 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 application proposal seeks to provide a new two-storey teaching block. An application for planning permission is sought on a temporary basis for a period of two-years.
- 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 loss of existing play space on the site is temporary and the land will be restored to its previous state as a condition of any planning approval. Furthermore, a separate planning application for a new two-storey teaching building in the northern portion of the school site, if permitted, will enhance the quality of external play areas.
- The proposals optimise the capacity of the school site to provide a new temporary academic building for SEND school pupils, which will provide an enhanced quality of learning environment for pupils at the school than the existing modular buildings on the school site.
- The proposals seek to provide a neutral appearance to compliment the school's buff and white brick front elevations. The school's existing entrance is emphasised with blue glazed brick.
- This proposal seeks to remain subservient in both appearance and mass.

5.1.2 It has been demonstrated in this Statement that the proposed development is acceptable in planning terms and planning permission should therefore be granted.



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